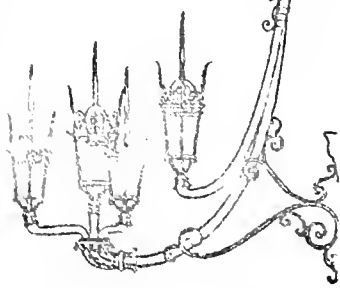


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# 1982 Survey & Planning Grant

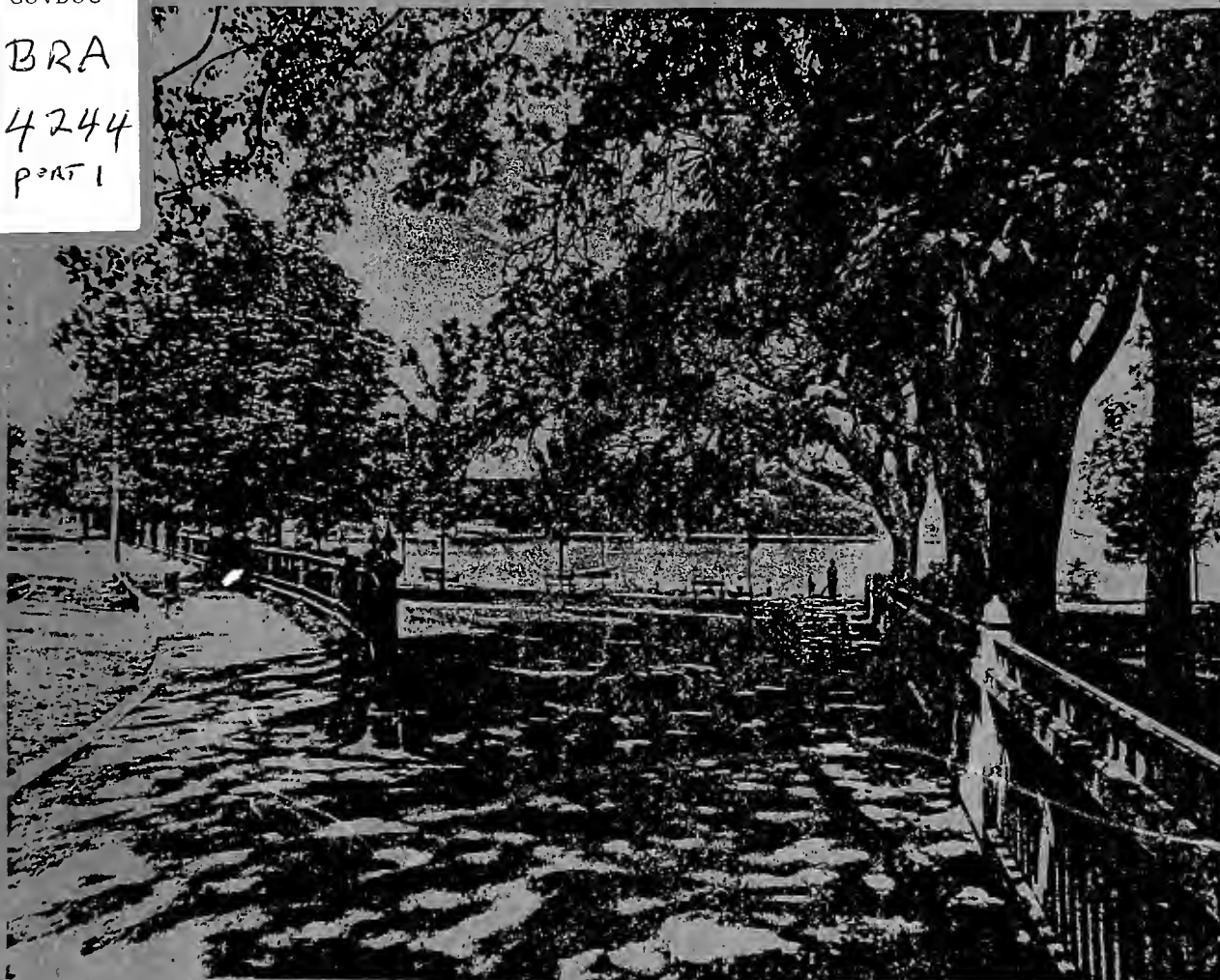
## PART I - JAMAICA PLAIN Project Completion Report

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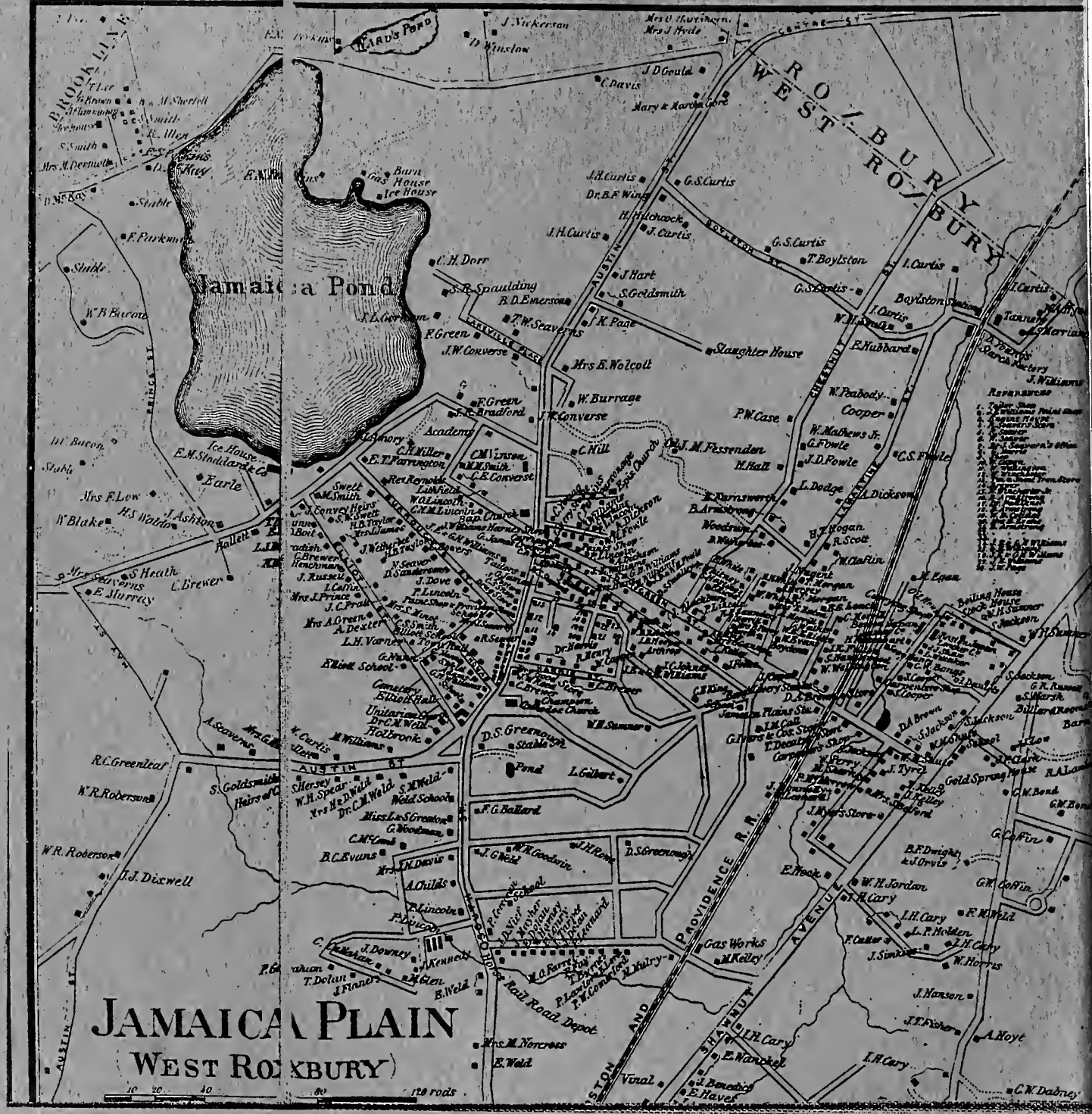


submitted July 31, 1983 to  
Massachusetts Historical Commission



Boston Landmarks Commission

Boston Redevelopment Authority



COVER PHOTO:

Jamaica Pond, 1894

Courtesy of the Boston Public Library, Print Department

MAP ABOVE:

Detail, Walling Map of the County of Norfolk, 1859

Courtesy of the Boston Public Library, Rare Book Department

JAMAICA PLAIN PRESERVATION STUDY

Prepared by

Rosalind Pollan  
Carol Kennedy  
Edward Gordon

for

The Boston Landmarks Commission

June 1983





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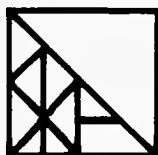
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# JAMAICA PLAIN

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MAP 1





## I. INTRODUCTION

The Jamaica Plain Preservation Study, conducted from September 1982 to June 1983, was administered by the Boston Landmarks Commission, with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, through the Massachusetts Historical Commission, Office of the Secretary of State, under the provisions of the National Historic Preservation Act of 1966. The local share of the project was provided by the Boston Redevelopment Authority and the City of Boston Environment Department. The study was conducted by Rosalind Pollan, Carol Kennedy, and Edward Gordon, architectural historians and consultants to the Boston Landmarks Commission. Staff supervision was provided by Judith McDonough, Survey Director.

The goal of the project was to undertake an in-depth architectural and historical survey of the Jamaica Plain study area and to make recommendations for National Register and Boston City Landmarks designations. Specific goals included preparation of individual information forms for certain selected buildings of architectural or historic significance, as well as evaluating the relative significance of each building for which a form was prepared.

The method of recording and evaluating buildings, as explained in the Methodology section, follows the pattern established in the previous phases of the Comprehensive Boston Preservation Survey conducted by the Boston Landmarks Commission and begun in 1977.

The boundaries of the 1982-3 Jamaica Plain Study Area are shown on Map I.



## BRIEF TOPOGRAPHICAL HISTORY OF JAMAICA PLAIN\*

Originally, Jamaica Plain was a section of the town of Roxbury. In 1851, the town of West Roxbury was separately established and included what is now Jamaica Plain. In the 17th century, West Roxbury was an area of fertile farmlands, which supplied much of Boston's fruit and produce. It was sparsely settled; in 1654, there were only 120 dwellings in all of Roxbury. Natural topography and early road patterns determined the first settlements and still define neighborhoods within Jamaica Plain. Contrary to its name, Jamaica Plain is flat in only two areas: one bounded by Centre Street and the east side of Jamaica Pond and the other following roughly the Stony Brook valley.

The early West Roxbury are lay between Roxbury and Dedham, and, in the 17th century, its streets were part of the radial system spreading outward from Washington Street after it crossed the Neck from Boston. (Until the filling in of the Back Bay in the mid-19th century, Washington Street was the only land route which connected the peninsula of Boston with the mainland.) Besides Washington Street, which led from Boston in an almost straight line near Stony Brook, the other major 17th-century street in Jamaica Plain was Centre Street, which, in order to avoid the high ledges in the central part of the town, took a somewhat circuitous route from Roxbury to the Dedham line. Early secondary streets included South Street, which branched off from Centre and led to Dedham along the eastern side of Bussey Farm (now the Arnold Arboretum), and Perkins Street, originally called Connecticut Lane, which led from Centre Street at Hyde Square to Brookline along the northern side of Jamaica Pond. Cross streets were not added in significant numbers until the second half of the 19th century.

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\*This section is largely taken from the 1970 report on Jamaica Plain by Cynthia Zaitzevsky for the Boston Landmarks Commission.

In the late 17th and 18th centuries, the village grew up around Monument Square (then called Eliot Square) with scattered farms along Centre Street and in the Stony Brook valley. In 1689, John Eliot, pastor of the First Church of Roxbury, gave 75 acres of land to the town for the support of a school and a schoolmaster. This tract is still the historic center of Jamaica Plain, and two buildings (Eliot School, 1832, and Eliot Hall, c. 1855) and a street still bear Eliot's name. There was only one church in Roxbury until 1712, when a second parish was formed in West Roxbury. In 1769, the third or middle parish was established at Eliot Square in Jamaica Plain on the site of the present Unitarian Church (1854). In the second half of the 18th century, the scenic qualities of Jamaica Plain led many of Boston's leading citizens, including Governor Francis Bernard and John Hancock, to build summer estates there. After the Revolution, the Tory mansions, including the Loring house, changed hands. Most of the 18th-century estates remained physically intact for several more generations, although today only the Loring house (1760), later owned by the Greenough family, remains.

In 1795, the Jamaica Plain Aqueduct Company was formed. Its water system, which extended from Jamaica Pond to Fort Hill, used about 45 miles of pine pipes and was a major source of water supply to Boston until 1845, when lines were laid from Lake Cochituate. In 1803-1804 Washington Street was improved on the Norfolk and Bristol or Dedham Turnpike. In 1834, the Boston and Providence railroad was put through along the western side of the Stony Brook valley. The opening of the railroad made the water power of Stony Brook more accessible, and industry developed rapidly in the mid-19th century. Tanneries and breweries grew up in a band from Roxbury Crossing to Forest Hills. By c. 1870 several groups of mansard workers cottages were built along Amory and Jess Streets for the predominantly German and Irish workers. As early as the 1850's clusters of Irish workers cottages had been built on Keyes Street (later McBride St.) and along Jamaica Street or "Side Hill".

The railroad brought another new kind of resident to Jamaica Plan: the commuter. From this point on, the population was no longer limited to farmers and wealthy summer residents. The commuters built substantial Greek Revival, Italianate and mansard houses within walking distance of the railroad stations, and many of these still stand. Hale's 1832 Map of Roxbury, shows Jamaica Plain just before the advent of the railway and the subsequent



industrial and residential growth. Multi-lot residential developments were carved from the estates of Samuel G. Goodrich and David S. Greenough. In 1837 the Goodrich lots bordering Green Street between Centre and the railroad track were subdivided for the relatively modest homes of wheelwrights, builders, harness makers, "horse clippers" etc. More substantial houses were constructed on the grounds of the old David S. Greenough's, beginning in the early 1850's, on Sumner Hill.

The second half of the 19th century was a period of rapid change. West Roxbury had always been restless under the numerical and consequent political domination of Roxbury, and, as early as 1706, attempts had been made to separate it from the parent town. A group of citizens, led by Arthur W. Austin, was finally successful in 1851 in having West Roxbury declared a separate town. Eliot Square was considered the social and political center of the community, and, in 1868, a town hall, which still exists although remodelled in 1912, was built near the Loring-Greenough house. West Roxbury had a short life as an independent town; by 1873, prevailing sentiment no longer agreed with Austin, and the town voted to annex itself to Boston.

Jamaica Plain was physically transformed during the second half of the century. In the early '70's streetcar tracks were extended from Roxbury into West Roxbury along Washington Street and Centre Street. This made Jamaica Plain available to a new and much larger group of residents, still solidly middle class but of more modest means than the railroad commuters. The number of houses built by the streetcar commuters from 1870 to 1900 was unprecedented (28,500 residential building permits during this period for Roxbury, West Roxbury and Dorchester), although Jamaica Plain was not as densely built up as Roxbury and most parts of Dorchester. Most of the 18th-century estates were subdivided, and cross roads were put in between the old through streets. The areas most intensily developed were central Jamaica Plain -- the hilly and ledgy tract bounded by Centre Street, Green Street and the railroad -- and the district near Franklin Park.

Industrial construction activity accelerated in the Stony Brook Valley after the Civil War. Between c. 1870 - 1910 carriage factories, rubber mills and breweries were built along Green Street, Brookside Avenue, "Chemical

Avenue" or Cornwall Street and Amory Street. The Haffenreffer Brewery complex, Jamaica Plain is most notable industrial component, was developed at Germania and Bismark Streets beginning in 1877. This brewery operated here until the mid 1960's.

Old residential neighborhoods became more crowded as cul-de-sacs branched from existing streets, and people sold off back, side and front lots. A good example of this late 19th-century development is Greenough Avenue with its offshoots of Greenough Park and Storey Place. This is an enclave of Queen Anne and shingle-style houses tucked in behind the

Loring-Greenough house and between older mansard and Italianate houses. Almost all of the houses built in Jamaica Plain during this period were single or two-family, detached, wooden structures. Brick row houses (usually no more than two or three to a row) were rare. The houses were built in the prevailing domestic styles of the last quarter of the 19th century: Queen Anne, Shingle Style and Colonial Revival in all possible variants and combinations. Three deckers were concentrated near the borders of Roxbury and the manufacturing district, in areas such as Hyde Square and the Stony Brook Valley. Churches of many denominations were built for the new residents, and Centre Street became lined with small stores. Municipal building did not catch up with population growth until the early '90's, when the Bowditch, Glen Road and Agassiz Schools were built.

Today Jamaica Plain has more open green space, both publicly and privately owned, than any other part of Boston. The major contributor is the Boston park system (1876-96), a large portion of which is either within Jamaica Plain or adjacent to it. Even before the construction of the park system, however, large tracts of land had been set aside in ways that ensured their preservation as open space. In 1831, Henry A. S. Dearborn of Roxbury was the prime mover behind Mt. Auburn Cemetery in Cambridge. Its success was such that, in the late 1840's when Dearborn was Mayor of Roxbury, he was able to persuade the Roxbury City Council to establish a similar rural cemetery within what is now Jamaica Plain. Forest Hills Cemetery was opened in 1848. In 1842, Benjamin Bussey bequeathed approximately 250 acres of land to Harvard University for the establishment of a school of "practical agriculture, useful and ornamental gardening, botany" etc. The Bussey Institution opened in 1871,

and its stone, Gothic Revival building of the same year was on South Street until the 1970's. Most of the Bussey land was later used for the Arnold Arboretum, and the grounds were landscaped in the early '80's by Frederick Law Olmsted, when the Arboretum became a link in the "emerald necklace" of the Boston park system.

Plans for the Boston park system were first formulated explicitly in a Report (City Document No. 42) made by the newly organized Board of Park Commissioners in 1876. The annexations of Roxbury in 1868, Dorchester in 1870 and West Roxbury in 1873 made possible a master plan of unprecedented scope and variety. Olmsted, as Landscape Architect Advisory, designed the parks and parkways and modified the original scheme set forth in 1876. The portions of the park system within Jamaica Plain are Leverett Park, Ward Pond and Jamaica Park (all now called Olmsted Park), the Arnold Arboretum, the Jamaicaaway and the Arborway. Franklin Park, the large rural park of the system, lies directly to the east. In the Back Bay Fens and the Muddy River, Olmsted and the Park Commissioners were first of all concerned with alleviating sanitary problems and, only secondarily, with creating parkland out of highly unpromising material. In contrast, much of the work in and near Jamaica Plain consisted of preserving and enhancing land that was already scenic. One sanitary improvement that did affect Jamaica Plain, however, was the channeling of Stony Brook into the new Back Bay receiving basin and its eventual complete enclosure in a culvert.

The Arnold Arboretum was surveyed and a preliminary plan made by Olmsted in 1878, but construction was not begun until the early '80's. Franklin Park was begun in 1885, and the part of Jamaica Plain adjacent to it immediately became an especially desirable residential district. Although they were integral parts of the 1876 plan, the Jamaicaaway, Arborway and Jamaica Park were not constructed until the mid-'90's, the delay being caused by difficulties in obtaining the necessary land. Jamaica Pond was still surrounded by estates, and only a small strip along Pond Street on the southeast was open to the public. The inclusion of Jamaica Pond within the park system saved it from pollution by the ice houses which had been built between some of the estates and also preserved the quality of the neighborhood on the eastern side of the pond. The western side beyond Prince Street and

Perkins Street is relatively undeveloped and still in private hands. Seen from the Jamaica way, the wooded hills on this side form a backdrop to the pond and add greatly to its aesthetic value.

In the early 20th century, several new streets were added connecting the new parkways with Centre Street. The houses on the Jamaica way, Arborway and the side streets date mostly from c. 1895 to c. 1935. Many of the larger houses on the Jamaica way were converted to institutional use (the Robert Morse house, later the Children's Museum and now again in residential use; Mayor Curley's house, now the Oblate Fathers, etc.), usually without extensive exterior alterations. In 1909, the Forest Hills Extension of the Boston Elevated Railway was put through above Washington Street. The immediate result was a building boom in Roslindale and West Roxbury, but the long-range effect in the direct vicinity of the elevated was a condition of blight. Since World War II, there has been little construction of single-family homes, except in the Moss Hill area. Several low-rise, middle income apartment buildings, for which there is a great demand, were built in the 1950's and '60's. The only high-rise, high income residential development has been Jamaica way Towers, on the corner of Perkins Street and the Jamaica way. The largest public housing project is Bromley-Heath (1954).

Jamaica Plain continues to be a residential area, but institutional use, especially by hospitals, nursing homes and religious organizations, has steadily increased. Important industry has long since left the Stony Brook valley, leaving only some enterprises operating in industrial buildings. Except for chain food stores and gas stations, there has been little new commercial building. While many neighborhoods are thriving, some neighborhoods have deteriorated, especially to the north and near the railroad. The maintenance of the parks, with the exception of the Arboretum, has become a major problem. Most importantly, the transportation facilities that made Jamaica Plain a suburb -- the railroad, streetcar and elevated -- are obsolete and inadequate. The parkways, designed for carriages, have to bear heavy commuting traffic, making it difficult for residents, especially children and the elderly, to use the parks.

To remedy the transit problems, a consortium of federal, state, and

local agencies with extensive neighborhood participation has planned and begun the Southwest Corridor Development Plan. Central to this is the relocated MBTA Orange line to be combined with major commuter rail and AMTRAK improvements. New street connections, bridge rebuilding, and transit stations are among the ongoing construction projects. Environmental and aesthetical impacts of construction have been carefully considered to minimize the inevitable impacts on the several neighborhoods affected besides Jamaica Plain. Eventually, stretches of parkland with recreation facilities will flank the corridor. The Southwest Corridor is having a major effect on the Jamaica Plain neighborhood; the final disposition and development of parcels along the pathway will provide needed new housing and retail facilities. The success of architectural preservation efforts and future development in Jamaica Plain will depend to a great extent on the resolution of transportation problems embodied in the Southwest Corridor project.

## REVIEW OF ARCHITECTURAL STYLES

### A. Residential

Jamaica Plain's domestic architecture is characterized by a remarkable variety of styles and building types. The Loring - Greenough House (1760) is the earliest extant structure in the district. Situated at 12 South Street facing Monument Square, this well preserved Georgian "Mansion House", with its adjoining carriage house and gardens is the last of numerous country estates of its period remaining in Jamaica Plain.

The Federal style is represented by a few modestly scaled plainly trimmed, hip roof houses. These early 19th century 5 by 2 bay farm houses possess central entrances with elliptical fanlights as for example 480, 526 and 1090 Centre Street. In addition a well preserved gable roofed Federal house is located at 50 Eliot Street.

Greek Revival construction begins to appear in Jamaica Plain during the 1830's. Important examples of this style are located primarily within the Pondside area. The monumentally scaled mansion at 1 Dana Street (c. 1840) combines the full porticoed temple front of the decade of the thirties with the picturesque massing and vertical emphasis of the forties. Representative

of the more typical Jamaica Plain Greek Revival house are the pilastered, 3-bay side hall plan (with Ionic columned porches) houses at 47 and 52 Eliot Street. Number 44 Burroughs Street is similar to 52 Eliot Street but exhibits more "academic" detail - its Doric columned one story porch possesses an unusual pergola roof. More modest, frame vernacular renditions of the Greek Revival are located on and near Green Street, east of Centre Street. The cupoled Fowle House (1845) at 305-7 Chestnut Street is a diluted version of a grand house with well crafted details attributed to its original ship carver owner. The Williams House at 33-35 Green Street (1840) is a handsome side gable Greek Revival double house. Other noteworthy Greek Revival frame vernacular dwellings include the trio of single family houses at 14, 18 and 20 Seaverns Avenue built by Benjamin Armstrong during the mid 1840's.

Examples of the Gothic style, which is contemporary in general with the Greek Revival, are relatively rare in Jamaica Plain. Particularly noteworthy is the charming cottage at 9 Brewer Street which exhibits steep gables, elaborately carved bargeboards and drip moldings. Here and there cottage scale dwellings appear with modest barge boarding along main and dormer gables, e.g. the old St. John's parsonage (c.1850) at 17 St. Johns Street and 14 Grenada Street (1851).

The Italianate style is well represented in the district with an important collection of early (c. 1840's, 50's) ornate "villas" in the Pondside area. The c. 1845 square towered "twin villas" at 8 and 9 Myrtle Street are patterned after Tuscan villas illustrated in the pattern books of A.J. Downing, Samuel Sloan and others. Other noteworthy Pondside Italianate houses include 50 Burroughs Street and 11-13 Newsome Park. More typical examples of this style are represented by the 3-bay street facing gable house at 43 Holbrook Street and the L-shaped houses with side entrance porches at 13 and 9 Harris Avenue (1854) and 83 Elm Street built during Sumner Hills, earliest phase of suburban development, set a precedent for substantial, well crafted housing in this area. Also of interest is the diminutive Luther Briggs designed villa at 195 Centre Street (1858-59). Extremely modest Italianate frame vernacular workers cottages are located along McBride and Jamaica Streets, e.g. 106 McBride Street and 53 Jamaica Street. Notable later examples of the "bracketed style" include a brick single family house at 200

Armory, (1868), the frame row houses at 7-11 Hubbard Street (1870's), a group of single family houses at 1-5 Atherton Street (1870's) and a pair of retardataire three deckers built at 3142 and 3144 Washington Street in 1897. In addition an eccentric Y-shaped 12-sided Italianate-Gothic house attributed to organ carpenter Archibald Scott is located at 17 Cranston Street.

Along with the Italianate, the Mansard style ranks among the most democratic of architectural modes in Jamaica Plain. Appearing as early as 1858 at 217-219 Lamartine Street, distinctive slate shingle covered mansard roofs crowned workers cottages (e.g. 223 - 241, 226 - 248 Amory Street) and the commodious mansions of Sumner Hill businessmen (e.g. grocer David Keezer's house at 31 Alveston Street.) Italianate form (3-bay, side gable) and well detailed elements are memorably combined with a mansard roof at the Benjamin Putnam house, 28 Alveston Street (1863). "Academic" central pavilioned mansards of note include 6 Roanoke Avenue and 7 Reverse Street (late 1860's, early 1870's).

Houses with Stick style elements appear in most of the district's neighborhood. At 73 Elm Street (1875) Stick style surface treatments have been imaginatively married to mansardic central pavilioned form. "Purer" examples of this style appear at 109 Sedgewick (1872), 5 Eliot Street and 7-8 Eliot Place.

The Queen Anne style characterizes the residential development of many districts in the city but makes its most architecturally sophisticated appearance on Sumner Hill. Large, well detailed houses with asymmetrical plans and contrasting surface textures stand at 6, 8 and 22 Everett Street and 11 Roanoke Avenue. Several 1870's and 1880's houses attributed to the well known Boston architect William Ralph Emerson are located at 9, 15, 18 Emerson Street. In addition Ware and Van Brunt designed the Thomas Sherwin house at 10 Revere Street in 1880. Elsewhere in Jamaica Plain outstanding examples of the Queen Anne style include the Patrick W. Ford house at 48 Peter Parley Road and 509 Centre Street, 14 Sheridan Street and 56 Perkins Street.

During the 1890's the Queen Anne style was often employed in multiple family house construction. Two family houses and three deckers were built in

areas such as Hyde Park and the Stony Brook Valley. This development was triggered by local industrial expansion and the electrification of horse car transit lines in 1890. Two family houses by John P. Campbell, for example, artfully blend Queen Anne and Colonial Revival form and elements (e.g. 50 Atherton Street and 8 Boylston Street). Interesting early examples of Queen Anne three deckers include 184-186, 192-194 Amory Street and 42-46 Wyman Street.

Although many late 19th century Boston neighborhoods are characterized by blocks of masonry row houses this building type is primarily confined to lots on or near major arteries such as Centre or Washington Streets. Here and there groups of three or four town houses appear such as the mansard group at 22, 24, 26 Greenough Avenue on Sumner Hill (1870's). Imposing red brick apartment blocks with Richardsonian Romanesque brownstone ornamentation were constructed at Lakeville Terrace and Beaufort Terrace (to the west of Centre Street) during the early 1900's.

The Colonial Revival style is well represented by the substantial homes of well-to-do Boston businessmen near Jamaica Pond and Franklin Park. Dating from c. 1885-1920, these large well crafted residences possess symmetrical facades and gambrel and hip roofs. Important examples of this style include 23 Eliot Street, 64 Sigourney Road, 38 Spring Park (1893-94) and 7 Greenough Avenue (1893).

Early 20th century architectural styles employed in the design of Jamaica Plain's suburban homes include the Bungalow style (e.g. 55-61 Lockstead Street, (1907) and 112 Perkins Street) and the Mediterranean/Mission style represented by the towered stucco-covered residence at 230 Pond Street (1925).

## B. Non-Residential

### Churches

Gothic Revival ecclesiastical architecture, in most of its 19th century stylistic phases, is well represented in Jamaica Plain. The early, picturesque phase of this style is exemplified by N.J. Bradlee's granite



Unitarian Church (1854) at Monument Square, and the small puddingstone constructed Jamaica Plain Methodist Church (1870) at Elm and Newbern Streets. Impressively sited on the eastern crest of Sumner Hill is the English Country Gothic St. John's Episcopal Church (1882) designed by Harris M. Stephenson. Noteworthy late Victorian Gothic churches include Patrick C. Keeley's St. Thomas Aquinas Church (1870's) on South Street and Jacob Leuippold's German Methodist Church at 169 Amory Street (1899-1900).

An outstanding late example of the Tuscan Romanesque style is Our Lady of Lourdes Roman Catholic Church designed in 1931 by Edward T.P. Grapham.

C. Municipal

Curtis Hall, (more recently the Jamaica Plain Little City Hall), is a handsome Second Empire brick and stone structure built on Monument Square in 1868. Its mansard roof and interior were destroyed by fire in 1908. The masonry Seaverns Street Police Station (1870), designed by city architect George A. Clough, is a superior example of the High Victorian Gothic style. Its well crafted 1890's Colonial Revival brick addition is the work of city architect Edward Wheelwright.

D. Schools

Jamaica Plain's extant schools range from the late Federal Eliot School (1832) at 27 Eliot Street, to the Art Deco Mary Curley School (1931) on Centre street. Also worthy of mention are the Italianate School house (Pre 1874, altered for Commercial use) at the corner of Glen Road and Washington Street, the Georgian Revival Mary Curley School (1892) at 25 Glen Road and the Jamaica Plain High School (1901) at 70-74 Elm Street, designed in the "Free Tudor style" by Andrews, Jacques and Rantoul.

E. Institutional Architecture

The Adams-Nervine Asylum Complex at 990 Centre Street presents an interesting approach to institutional architecture. The setting and arrangement of these buildings, quite residential in character, followed the ideals of a home-like, non-institutional setting for the patients. Well executed examples of the mansard, Queen Anne and Colonial Revival styles are

located within this complex. Also noteworthy is the Jacobethan style Elizabeth Carlton Home for Aged Complex at 2055 Columbus Avenue opposite Franklin Park.

#### F. Commercial

Most of the 19th century Commercial buildings on Centre and Washington Streets are gone, but a few remain, including the Panel Brick/Queen Anne Seaver Grocery Store building at #743-745 Centre Street. It was built by John D. Werter in 1875. George A. Cahill, builder and architect, designed the Panel Brick-Romanesque revival Roger's Drug Store building (701-5 Centre Street) in 1888. In addition the commercial/residential masonry block (1890's) at 3166-3122 Washington Street, near Egleston Square, is worth noting.

#### G. Industrial

Concentrated in the Stony Brook Valley between Columbus Avenue and Forest Hills are many interesting industrial sites and structures. Early examples of their type include Alfred Papineau's Livery Stable (1879) at 180 Green Street and Patrick Meehan's Carriage factory, next door at 172-178 Green Street (1889-1895) - both buildings are constructed of brick. The 7 story Queen Anne/Romanesque Revival Franklin Brewery at Washington Street was designed during the 1890's by Chicago architect Charles Kaertner. Jamaica Plain is most important industrial component in the Haffenreffer Brewery Complex on Germania and Bismark Streets. Its well preserved collection of masonry buildings constructed between 1877 and the early 1960's display elements of Panel Brick, Queen Anne and Colonial/Revival styles. This complex is presently listed on the National Register of Historic Places.

#### H. Special Use Structures

Intriguing special use structures include the log-constructed stables (1891) at 104 1/2 Williams Street, an Adamesque revival German club (1896) at 276 Amory Street and the steel, concrete and copper clad Orange line elevated stations at Egleston Square, Green Street and Forest Hills Station-all built in 1909.

From this varied architectural legacy, the consultants have identified areas deserving of recognition and protection as architectural conservation and/or National Register districts, neighborhoods deserving further research, outstanding individual landmarks as well as individual buildings worthy of further study and recognition. These recommendations are stated in Section III.

#### NOTABLE AREAS OF DEVELOPMENT

##### Hyde Square

For the purposes of this survey, the Hyde Square sub-area has been designated as all of the area included in the boundaries of the south (even) side of Centre Street on the north, the west (even) side of Centre Street on the west, just up to the Green Street frontage on the south, and the old Boston and Providence railroad right-of-way on the east. Within this sub-area are the two smaller and architecturally and topographically distinctive districts of Glenvale Park and Parley Vale which are described below as separate entities.

Development in the Hyde Square area is predominantly residential in character with commercial building localized, for the most part, along Centre Street and includes only scattered smallish scale industrial uses near the railroad line in the Roxbury Crossing and Green Street vicinities.

Extant residential construction in the Hyde Square sub-area includes houses dating from the first years of the 19th century through 1920's brick apartment blocks and reveals few examples of post-1940's housing stock. Hyde Square encompasses a full range of house types including an architecturally notable representation of Queen Anne triple deckers dating from 1890's. Centre Street, the earliest street in the area, apparently developed along a native trail leading from Roxbury to Jamaica Pond. Boylston Street, the first cross street in the Hyde Square vicinity was cut through between Centre and School Streets across the Stony Brook by 1832, and Green Street, the sub-areas, second cross street, (originally Willow) was laid out in 1837 and apparently was planned in response to the construction of the Boston and Providence Railroad.

At the time of the railroad era of the 1830's, the east side of Centre Street, north of Green Street, was dotted with houses --- the earliest surviving of which are the federal style residences at 480 and 526 which date from the first decade of the 19th century. Characterized by its five-bay facade, south facing orientation, low hipped roof, and fan-light doorway, the Curtis-Spooner House at 480 Centre (near Kingsboro), as late as the 1880's, occupied a very large lot and was adjacent to an undeveloped parcel (now in part the site of a single-story brick retail block) that was filled with the lilies, roses, hollyhocks, gladioli, and delphiniums cultivated by horticulturists and Boston florist William H. Spooner. The Goldsmith House at 526 Centre, distinguished by its street-facing 5-bay facade, gabled roof, and Greek Revival sideporches was, for decades, owned and occupied by butcher Solomon Goldsmith whose slaughter house was located by the 1850's at the rear of Goldsmith Place.

Around mid-century, Chestnut Avenue and Lamartine Streets were laid out, and suburban houses built for the families of Boston artisans and businessmen who commuted by railroad to the city began to appear in their immediate vicinity and along Centre Street. The most notable of these residences include the handsome porticoed Greek Revival house now at 305-7 Chestnut Avenue and built in the 1840's for ship carver John D. Fowle, the 1840's high-style Greek Revival house now at 20 Robinwood Avenue and built for Boston merchant Kilby Page, the Luther Briggs designed Italianate villa at 195 Chestnut Street - built for Boston grocer Ephraim Merriman in 1858/9, and the scored boarded substantial Italianate house at 12 St. John Street put up during the 1850's for Boston merchant Charles Q. Hill.

After the Civil War and during the early years of the 1870's, districts within the Hyde Square sub-area began to develop more intensively as streets between Centre and Lamartine were laid out across sub-dividing farms, homesteads, and estates. The modestly scaled, well-maintained, and often sparsely detailed front-facing gable roofed Italianate houses along Spring Park Avenue, Hubbard Street, and Lamartine Street date from this era, as do the brick mansard rows at 34-40 and 40-50 Sheridan Street (formerly Cedar Hill), and the extraordinary 12-sided Y-plan Italianate house with gothic detailing of ca. 1871 at 17 Cranston Street. At this time the gable roofed Italianate

style frame institutional buildings of the Curtis Street School (1872) at 145 Chestnut Avenue and the Boylston Shulverein (German school-association) at 45 Danforth were completed and occupied.

Further sub-division of the area just north and south of Boylston Street encouraged by streetcar service beginning in the 1870's, and later by electric trolleys, resulted in a building boom that during the last two decades of the 19th century and produced a residential mix of housing encompassing substantial single-family housing, two-family homes, and triple decker construction. Single family residences of particular architectural interest include the Queen Anne Style house at 14 Sheridan Street, built in 1886/7 for Adam Mock, the impressive Colonial Revival house of 1893/4 at 38 Spring Park Avenue built for T. Burton Kinraid, the elegantly detailed Queen Anne Costello house at 5 Burr Street built during the mid-80's, and at 38 Oakview Terrace, the Colonial Revival house designed by architect John J. Ray Mulcahy in 1898 as his own residence.

During the 1890's and through the turn of the century, the northerly streets of the Hyde Square sub-area were filled-in with two-family and triple decker construction often of unusually high quality. Many of these architecturally notable two and three-family houses were designed by local builders and architects, the most productive of which included Jacob Luippold and John P. Campbell both of whom lived in the Hyde Square area. Campbell's work includes the handsome Colonial Revival 2-families at 8 and 10 Boylston (1897), 33 Boylston (1904), 20 Adelaide (1900), and 18-24 Burr (1907). Luippold's Hyde Square work includes the highly textured Queen Anne triple decker with conically roofed round corner tower-like bay at 127 Paul Gore Street (1892), the triple decker with Adamesque ornament at 188 Chestnut (1897), and the Colonial Revival double two-family at 152 Chestnut (1897). Other triple deckers that are representative of the high quality achieved in the design of this house type during the 1890's in the Hyde Square vicinity by Jamaica Plain and Roslindale based architects and builders include Samuel Rantin's group of five Queen Anne three-family houses at 42-56 Wyman (1894), Peter Schneider's Queen Anne triple decker at 332 Centre (1893/4), Walter Curley's three family at 63-65 Wyman (1897), and Gottlieb Merz's Queen Anne triple decker at 32 Spring Park Avenue (1896).

a) Glenvale Park:

Glenvale Park was laid out in 1848 as a residential district in the vicinity of the Boston and Providence railroad between its Green and Boylston Street stations. This subdivision which included Chestnut Avenue (originally Nebraska Street) and Lamartine Street, is predominantly characterized by Greek Revival, Italianate, and mansard houses occasionally still retaining their original large lots. Within today's boundaries of the Glenvale Park district are the 1840's Greek Revival residences with handsome Ionic porches at 305-7 Chestnut and 28 Cheshire and the Greek Revival/Italianate transitional house at 317 Lamartine. During the following decade, gable roofed bracketed housing began to appear along Lamartine and later on its feeder streets. By the late sixties and early seventies, Chestnut Avenue became developed with the Italianate and mansard residences of prosperous Boston commuters and their families. Representative of the best late '60's through early '70's mansard residential development in Glenvale Park are the houses at 223 Chestnut, 233 Chestnut, 244 Chestnut, 271-3 Chestnut, and 8 Chestnut Place.

b) Parley Vale

The wooded and rocky area now traversed by Parley Avenue and Parley Vale and including some fine Queen Anne and Shingle style residences, earlier in the 19th century, was the extensive tract owned by Samuel G. Goodwin, also known as travel and children's book author, Peter Parley. By the late 1860's, much of the tract was acquired by the prominent Boston crockery and chine-ware merchant Abram French who built a substantial residence which remains today as a much altered section of the Glenside Hospital's Parker Building. The French estate remained intact until the 1880's when other residences that were owned and occupied by French family members were put up. Of special note are the 1880's - '90's houses at 3 and 5 Parley Vale and 19 Parley Avenue. The area remains distinctive today for the retention of its wooded park-like quality and curving unpaved streets just steps away from Jamaica Plain's downtown commercial district.

## Parkside

Jamaica Plain's Parkside sub-area is delineated by Olmstead Street and Park Lane on the North, Washington Street on the west, Morton Street on the south, and Franklin Park, Forest Hills Street, Sigourney Streets, and Walnut Avenue on the east. This sub-area is physically characterized by its hilly topography and by its high quality single-family development including estate houses dating from the 1850's and '60's and later substantial suburban residences of the 1880's and '90's in the Queen Anne, Shingle and Colonial Revival Styles. Forest Hills Street, a major north-south road in the district is an early street, known in the 1820's as Jube's Lane and originally functioned as part of an upland native trail. During the mid-19th century through the 1870's, Forest Hills Street was the access road for several of the estates located on large tracts of land in the vicinity of today's Franklin Park. Of these estate residences a handful remain, including the Greek Revival/Italianate house at 1 Rocky Nook Terrace which dates from ca. 1850 and was built for Boston wool broker George W. Bond and the prominently sited and still located on a large undivided lot suggesting its earlier country estate quality, Italianate style ca. 1866 M. Denman Ross house at 146 Forest Hill Street, now serving as the rectory for Christ the King Ukrainian Orthodox Church. Also remaining from this era is the residence at 235 Forest Hills Street built by 1850 for Isaac Cary a prosperous ivory, tortoise shell, and fancy goods businessman. This T-plan house, Italianate in style, is of particular architectural interest for its unusual later addition of a 3-story octagonal mansard roofed tower.

As some of the earlier and extensive estate tracts began to subdivide in the '80's and '90's, upper middle class suburban streets including Robeson, Peter Parley, Park Lane (formerly Franklin Park Terrace) were cut through and developed with expensive distinctively designed late 19th century housing. These houses enjoyed the attractive location of close proximity to Olmstead's Franklin Park and siting on high ground offering open landscape views. Of the development from the last 15 years of the century residences of special architectural interest include the Queen Anne style Mayo House at 11 Robeson Street, built in 1888 after designs by architects Appleton and Stephenson and remaining on a lot of over 32,000 sq. ft. Adjacent to #11, is the ca. 1885

Bishop house at #31, a Queen Anne/Shingle Style residence distinguished by its gazebo-like corner entry porch. Other notable residences in this sub-area include, at 48 Peter Parley Road, the 1896 Queen Anne house with its corner octagonal tower and wrap-around porch designed by architect Patrick W. Ford as his own residence, the 1895 Shingle Style house at 4 Park Lane designed by Roxbury architect Charles Withrop Sawyer, the 1896 Jacobethan House at 15 Park Lane designed by James T. Kelley, and the Colonial Revival house at 64 Sigourney Street built for Boston bank president Francis Peters in the mid-to-late '80's. Also of interest is the 1897 double Queen Anne house with the tower-like bay at 14-16 Olmstead Street designed by architect C.A. Russell for Roxbury grocer F.J. Parker.

Pockets of earlier development dating from the 1840's and 1850's periodically were clustered along Washington Street (then Shawmut Avenue) and a pleasant grouping of these more modestly scaled houses remain on Kenton Road, which was cut through by mid-century as Greenwood Avenue and is the location of a series of Italianate houses including the 1855 central entry bracketed house at #40 and of later date, the ca. 1875 brick mansard central entry house across the way at #39. Also notable as an example of earlier non-estate development in the Parkside district is the Italianate house now at #31 Plainfield Street which is distinguished by its unusual broken gabled roof cornice and which was relocated in 1923 from 3608 Washington Street to make way for the MTA bus garage (now demolished) near Forest Hills Station.

The existing elevated station at Forest Hills on today's Orange Line, dates from 1909 and was built of reinforced concrete and iron with copper sheathing and embellishments, and was designed by prominent architect Edmund Marsh Wheelwright. Forest Hills Station still remains the terminus of the Washington Street elevated which was completed from downtown Boston to Dudley Station in 1889/90 and was extended almost twenty years later out to Jamaica Plain. Much of the area between Williams Street and Forest Hills Station remained undeveloped until the completion of the elevated and was built up, at last, with Bungalow-style triple decker housing.



## Egleston Square-Green Street

Jamaica Plain's Egleston Square-Green Street subarea is circumscribed by Columbus Avenue on the north, the old Boston and Providence Railroad Tracks on the west, Green and Olmstead Streets on the south and Walnut Avenue and Franklin Park to the east. Topographically this sub-area encompasses the hilly and ledgey uplands near Franklin Park and the level areas west of Washington Street. Traversing this area to the northwest is the STONY BROOK. The waters of this swift-flowing stream have been in a culvert since the late 1870's. This subarea's building stock is characterized by a mixture of c. 1870's-1920's frame, single and multiple family houses and masonry industrial buildings dating primarily to the last quarter of the 19th century. Notable concentrations of factory structures are located along Green Street and at the Haffenreffer Brewery complex (Germania and Bismark streets).

Several streets in this subarea have existed since Colonial times. Prior to 1820 segments of School and Amory Streets were linked with Forest Hills Street forming a way variously known as "Rocky Swamp Road", "Road to Gamblin's End" and Jube's Lane. Washington Street was improved as the Norfolk and Bristol Turnpike or Dedham Turnpike in 1803-1804. Walnut Avenue appears on John G. Hale's map of 1830 as part of "Back Street." Until the mid 19th century the Egleston Square-Green Street area contained a few farms and two dye houses along the Stony Brook. The coming of the Boston and Providence Railroad in 1834 spurred house construction in Jamaica Plain's western sectors but significant residential development did not occur east of the railroad track until c. 1845. From c. 1845-1860 an enclave of cottage scale dwellings with Gothic and Italianate elements was erected on and near School Street, east of Washington Street. Constructed in 1851, 44 School Street and 14 Grenada Park (formerly Byron Court) are well-preserved survivors from their early period.

During the 1850's the area along the Stony Brook and railroad tracks began to evolve as a manufacturing center with dye houses, tanneries and a few breweries. The Jamaica Plain Improvement Association's 41-lot plan (1851) for the Green Street-Brookside Avenue area stated that "these lots are well located for stores, factories and houses." By 1859 the section between Green and Boylston Streets contained a carpenter's shop, soap manufactory, several leather companies, currying shops, and oil, boiling and stock houses.

Between the Civil War and c. 1900 industrial construction activity accelerated in the Stony Brook Valley. Utilitarian Brick structures still extant from this period include Alfred Papineau's Livery Stable at 180 Green Street (designed by S.S. Woodcock in 1879) and Patrick Meehan's Carriage factory next door at 172-178 Green Street (1889). Stony Brook Valley breweries developed slowly: in 1845 there were 2, in 1855, 3, but by 1865 there were 8. The Haffenreffer Brewery, a complex of masonry buildings constructed between 1870 and the early 1960's on Bismark and Germania Street in Egleston Square is Green Street's most remarkable industrial component. Also of architectural interest is the 7-story Franklin Brewery building at 3179 Washington Street. This Queen Anne/Richardsonian Romanesque structure was designed by Chicago architect Charles Kaestner during the 1890's. Names such as Germania, Bismark, Beethoven, Mozart and Schiller Streets recall the German origin of most of the factory workers, and a former German Club (1896) at 276 Amory Street is now used as the Jamaica Plain Neighborhood house. Irish immigrants also settled near Stony Brook Valley manufacturing concern. Several groups of mansard cottages built along Amory and Jess Streets in 1870 housed German and Irish laborers, e.g. 223-241 and 248-260 Amory Street. Other structures associated with the German community include the brick Italianate house of Conrad Mohr, Boston Cigar Store owner, at 200 Amory Street (1868) and the rock faced granite Gothic German Methodist Church at 169 Amory Street (1899-1900).

This subarea is notable late 19th century worker/commuter housing includes the group of five bracketed houses at 1-5 Atherton Place (1870's), a single family mansard at 18 Atherton Street (c. 1870), and a well detailed Queen Anne/Colonial Revival 2-family house at 50 Atherton Street designed by John P. Campbell (1895). In addition their sub-area contains examples of Boston's earliest Queen Anne three deckers. Robust examples of their style and building type include three deckers at 66 and 69 Brookside Avenue (1892) and 184, 186 and 192, 194 Amory Street (designed and built by John and Gustave Priesing in 1893). The three decker commuter housing boom of the early 1890's was triggered by the coming of electric trolley lines to Jamaica Plain in 1890.

Several substantial Queen Anne/Romanesque Revival commercial/residential blocks were built near Egleston Square during the 1890's, including 3122-3166 Washington Street. By 1909 the track of the Boston Elevated Railway Co. had

been extended from Dudley Station to Forest Hills. The copper clad Egleston Square and Green Street Stations are interesting examples of early 20th century engineering presently threatened with demolition (upon the completion of the relocated Orange Line).

Between 1896 and the early 1930's an attractive group of masonry buildings associated with Our Lady of Lourdes Roman Catholic Church was erected along Montebello Road and Brookline Avenue. This group is most architecturally significant structure is the well-crafted Tuscan Romanesque church designed by Edward T.P. Grapham in 1931.

### Sumner Hill

The Sumner Hill sub-area encompasses the hilly, rugged terrain between Centre and South Streets (west) and the old Boston and Providence Railroad tracks. It extends northward from Sedgewick Street to Green Street. With the exception of an undistinguished commercial strip along Centre Street, its building stock is overwhelmingly residential, dating from c. 1845-1895. In general Sumner Hill is characterized by substantial, well crafted frame houses situated on ample, tree shaded and puddingstone wall enclosed lots. Representing a variety of architectural styles these houses border a curvilinear system of roads which were set out during the 1840's and 1850's. The northern part of this subarea has a distinctly different character from the rest of Sumner Hill. Along the more linear Seaverns Avenue, Starr Lane and Green Street settlement is denser and the housing stock is earlier and more modest. The late Federal, Greek Revival and Italianate frame vernacular houses of this section date to c. 1838-1860.

During the late 17th and 18th centuries, the village of Jamaica Plain grew up around Monument Square (then called Elliot Square). Situated at 12 South Street, facing Monument Square, in the Georgian Loring-Greenough House (1760). This "Mansion House" with its adjoining carriage house and gardens is the last of numerous country houses of its period remaining in Jamaica Plain. From the 1780's until the early 1850's most of Sumner Hill was part of the David Stoddard Greenough estate. In 1830 Sumner Hill was still devoid of cross streets and its few structures were spread out along the eastern side of Centre Street.

By the late 1830's residential construction activity, apparently triggered by the coming of the Boston and Providence Railroad (1834), was in progress along Green Street, Starr Lane and Seaverns Avenue. Modest, five by two bay late Federal/Greek Revival houses representative of their early developmental phase includes the Williams House at 33 and 35 Green Street and a trio of mid 1840's dwellings at 14, 18 and 20 Seaverns Avenue. This section's first homeowners included builders, wheelwrights, harness makers and "horse clippers". Particularly memorable is Starr Lane's streetscape. This narrow way is bordered by puddingstone walls, old trees and the ells and out buildings of mid 19th century Green Street and Seaverns Street dwellings. Situated on the north side of Green Street, near Centre Street, is an enclave of c. 1848-1880 Greek Revival and Italianate single and double houses known as Warren Square. Here nine dwellings are grouped around the large square house lot of carriage builder Alexander Dickson. Apparently Dickson was this enclave's developer.

During the 1840's Harris Avenue was laid out on a cul-de sac off Centre Street. By the late 1850's it was lined with the L and T shaped houses of the Tickeron, Harris and Seaver families. This street's well preserved houses include 9, 11 and 13 Harris Avenue.

David S. Greenough began to subdivide his "mansion house estate" during the early 1850's. Subsequently handsome Italianate houses on large lots were erected on Roanoke Avenue and Elm Street, as for example the General William H. Sumner House at 10 Roanoke Avenue (1850) and the Luther Gilbert House at 83 Elm Street (1954).

By 1858 Alverton Street had been extended from Roanoke Avenue to Greenough Avenue. Lavishly detailed Italianate-mansard houses were built here between c. 1860 and 1873. Particularly noteworthy is the home of drawing teacher/insurance agent Benjamin Putman (1863) at 28 Alverton Street. The well-to-do Jamaica Plain grocer David Keezer owned #31 Alverton Street by 1872.

During the 1870's commercial development adjacent to the Jamaica Plain depot at Woolsey Square (no longer extant) was paralleled by residential construction activity along nearby Elm, Bishop and New Bern Streets. The work of local architect/builder John D. Webster is represented by the Mansard-stick

H.B. Webster Mansion at 73 Elm and a highly eclectic trio at 9, 11 and 15 Bishop Street, (1870's). Here and there on Sumner Hill are groups of three and four mansard row houses with notable examples at 22, 24, 26 Greenough Avenue and 60-64 Elm Street both constructed during the 1870's.

During the 1880's and 1890's the construction of architecturally sophisticated Queen Anne and Colonial Revival residences reinforced Sumner Hill's status as a fashionable suburban neighborhood. Greenough Avenue's cul-de-sac off shoots, such as Greenough Park and Story Place, provided picturesque, intimate settings for these architect-designed houses. William Ralph Emerson (1833-1917) was responsible for the Queen Anne/Shingle style #15 Greenough Avenue (1880) and probably numbers 9 and 18 as well.

Unlike Jamaica Plain neighborhoods to the north, east and south, Sumner Hill was never developed with three deckers. One of the very buildings of this type in the sub-area is the Queen Anne double three decker at 66, 68 Green Street (late 1880's).

Notable non residential buildings include the brick Second Empire Curtis Hall (1868, altered by fire in 1908), the High Victorian Gothic Seaverns Street Police Station (1875) at 28 Seaverns Street and its 1890's Colonial Revival Municipal Court addition.

Two Gothic churches built of Roxbury puddingstone were built during Sumner Hill's intensive late 19th c. development. These include the Jamaica Plain Methodist Church (1870) at Elm and Newbern Streets and St. John's Episcopal Church at Roanoke Avenue (1882, designed by Harris M. Stephenson). Along with St. John's Church the most prominent visual landmark in the subarea is the spire of the Colonial Revival Elm Street Congregational Church (1936). Several impressive turn of the century schools include the Harrison Atwood designed Colonial Revival Bowditch School (1895) and the Jamaica Plain High School designed in the "Free Tudor Style" by Andrew, Jacques and Rantoul in 1901.

#### South Street - Arborway

For the purposes of this survey the South Street-Arborway sub-area is bounded to the north by Centre Street and Carolina Avenue, on the east by the old Boston and Providence Railroad tracks and to the south and west by the

sweeping curve of the Arborway. This section is characterized by pockets of diminutive workers cottages (1850's) and cross streets bordered by c. 1890-1930 three-deckers. Large scaled, well crafted frame Queen Anne and Colonial Revival residences are situated on the steep uplands above the Arborway. Bisecting their area is South Street which is lined with undistinguished early 20th century commercial and residential structures.

As early as the 17th century, South Street served as a secondary road leading from Eliot or Monument Square to Dedham. The lands east and west of South Street remained uninhabited until the mid 19th century. During the early 1850's Irish worker cottages were erected along Keyes Street (later McBride Street) and Jamaica Street. In 1850, 60 lots bordering Keyes, Lee, Carolina and Starr (later Everett Street) were carved from the estate of David Stoddard Greenough. A linear development of workers cottages with Italianate elements is still intact along McBride Street as for example 106 McBride Street. To the west of South Street a worker's housing enclave known as "Side Hill" evolved around the circular path of Jamaica Street beginning in 1853 (see 53 Jamaica Street, 1875). Other intriguing examples of worker housing include 27-17 Lee Street and 76-82 Child Street. Built c. 1880, these 2-story frame rows apparently housed J.H. Rowe's market garden farm hands.

Around the turn of the century the cross streets from Carolina Avenue southward to Anson Street were built up with 2-family and three decker housing. #19 Rosemary Street is a solid, well preserved example of a Queen Anne 2-family house. The handsome Colonial Revival-Bungaloid three decker at 16 Verona Street, built in 1927, represents a relatively late addition to this area's residential building stock.

On a ledge high above the Arborway, lots belonging to the Arborway Land Co. were built up with commodious, well detailed Queen Anne - Colonial Revival residences between 1897-c. 1915. Most of these lots bordered the winding path of Hampstead Road. One of the first houses completed in this enclave was 9 Hampstead Road. This round-towered Queen Anne residence was designed by Samuel Rantin in 1897. Other noteworthy houses in this development include 36 Hampstead Street, 356 Arborway and 362 Arborway.

Patrick C. Keeley's late Victorian Gothic Church (1870's) at Centre Street is this area's most notable non residential structure and is a prominent visual landmark in this subarea.

## Jamaica Hills

The Jamaica Hills subarea includes the section of Jamaica Plain west of the Arborway and the Jamaicaway, excluding Jamaica Pond (which is discussed in the Pondside subarea). This takes in the Arnold Arboretum and land west of the Arboretum to the Brookline town line, north from Allandale St., across Pond and Perkins Streets, ending at Chestnut St. on the north side of the pond. Terrain here is quite hilly, with some sections wooded and rural in character. Both the relatively rugged topography and Jamaica Hills' remoteness from transportation systems kept the region from being developed on a large scale until the 20th century. Suburban housing of the post-World War II era in Jamaica Plain is limited to this subarea.

The earliest remaining structure in the Jamaica Hills are found along Centre St., near Lowder's Lane. The Lane and houses at 991 and 1011 appear on Hales' 1832 map of Roxbury. These are woodframe, 5-bay front hipped roof dwellings with central hall plans. As farming was a principal activity of the area into the 19th century, houses were fairly scattered. Further south, at 1085 Centre, is the Federal (with Greek Revival and Mansard alterations) house which was part of the 62 acre Jabez Lewis/William Winchester farm early in the 19th century. Their property extended across Centre St. and took in the land on which another woodframe federal house stands, #1090. This sidegable-roofed structure retains its period fanlight and delicate classical door surrounds at the central entry.

As early as 1849, two residences were sited near the summit of "Moss Hill" (between Centre, Pond, and Westchester Rds.). By 1874, these were the estates of Jonathan I. Bowditch and John. J. Dixwell, neither of which remain. Dixwell's property included the houses at 991, 1001, and 1011 Centre St. at the base of the hill. He had sold a portion of his land to Mary Nichols in 1855. The Italianate style Nichols house still stands at 180 Moss Hill, with an undeveloped wooded tract below it.

In the 1870's, the Bowditch estate extended from May St. at Centre northward to Pond St., and westward beyond the present location of Moss Hill Rd. It was divided among four separate parcels owned by Bowditch family members by 1896. At this time, Moss Hill and Woodland Roads had been laid out. Alfred Bowditch's parcel contained 320,700 square feet, and his handsome Shingle Style residence remains at 32 Woodland.

Moss Hill continued in use as large estates into the 20th century. By 1924, further development had begun. Bowditch Rd. and Cedarwood St. were laid out, with division into house lots. A few were built upon, and some development was occurring along the southwest side of Louder's Lane. Scattered Period Revival houses are found around the hill. However, its development as a suburban residential area was not accomplished until after World War II. The predominance of these single-family dwellings, generally neo-Colonial in design, gives Moss Hill its present character. Street patterns here are curving and mostly follow contour lines of the hill.

May Street first appears on an 1843 map, and the May house at 63 May St. appears to be an altered Italianate style dwelling (2 stories of wood frame with 3-bay front facade and side gable roof). Lemuel May owned property in the vicinity during the 18th century. Upon Benjamin May's death (1840's), the estate was in excess of 16 acres.

Pond St. provided the main route through the hilly terrain southwest of Jamaica Pond. Property here was also divided into large estates in the 19th century. Much of the land on the south side of Pond St. was contained in the Capt. Charles Brewer estate by the mid-19th century, almost from May St. eastward across present Jamaicaway, beyond the location of present-day Prince St.

A very large parcel of land with residence was owned by William H. Slocum in the 1870's. It was contiguous on the east with John Dixwell's property, and reached from Pond St. to Allandale, a bit east of the Brookline line. Much of this property remains open space now, as part of the grounds of Nazareth Seton Pre-School.

Surviving 19th century residences along Pond St. are interspersed with Period Revival and Contemporary Suburban houses. Italianate structures are located at 242 Pond and 258 Pond. An impressive stone Victorian Gothic house at 96 Rockwood retains extensive, wooded surrounding property. It was built by 1874 for Abel Adams. The Queen Anne style stable (now residence) at 37 Pond Circle/21 Billings Lane was designed by Peabody and Stearns for Elizabeth G. Rice, whose house was nearby.



Handsome, substantial dwellings were built in the 20th century as well, such as the Mediterranean style structure at 230 Pond, and brick/stucco Tudor Revival one at 237 Pond. The short cul-de-sacs on the north side of Pond (e.g., Pond Circle, Neilland Crescent) are developed in contemporary suburban housing from after World War II.

On the Arborway, the large, romantic brick and stone residence at #61 was erected for Isabella M. Carter in the 1890's. Its form is in distinct contrast to the dominance of more modest Bungalow and Colonial Revival houses around it, mainly from the 1910's and 1920's.

Jamaica Hills contains a large amount of open space and undeveloped land, some even rural in character. The grounds of Nazareth Seton Pre-School have been mentioned. A large open space lies between Rockwood, Prince, and Perkins Streets just east of the Brookline boundary. Some of this is part of the Hellenic College campus. Part of the campus is in Brookline, but its Byzantine Revival chapel lies within Boston. Another undeveloped parcel, also crossing into Brookline, is the former Brandegee estate, to the north of Allandale Road. Mary B. Brandegee's property included over 3,600,00 square feet on both sides of the road by 1905, when the main house (in Brookline) and stables (near Allandale) had been built. Allandale Farm is located at 259 Allandale, just east of Brookline.

Further to the east on Allandale at Centre St. is the Faulkner Hospital complex of contemporary, massively scaled concrete buildings.

An outstanding 19th century complex of buildings remains in the former Adams Nervine Asylum at 990 Centre St., recently converted to condominium residential use. The J. Gardiner Weld house, an elaborate woodframe French Mansard structure (ca. 1875), was built as a residence, but initially occupied by the Asylum. Seth Adams had bequeathed funds for establishment of a progressive medical facility to aid "indigent, debilitated, nervous people...". The 1880 Adams House provides a well-executed example of Queen Anne design. And, at the south end of the property is located the woodframe Colonial Revival directors' residence, ca. 1895. The setting and arrangement of these buildings, quite residential in character, followed the ideals of a home-like, non-institutional setting for the patients.

The Arnold Arboretum, a unique element in Boston's park system, is the result of an unusual cooperative venture of Harvard University and the City of Boston. Its land was the farm of Benjamin Bussey, who had expanded his property to around 210 acres by his death in 1842. Bussey bequeathed his estate, located between South and Centre Streets, to Harvard to be used for an agricultural school. The Bussey property became fully available for Harvard's use in 1873. A few years earlier (1868), James Arnold of New Bedford had willed a portion of his estate (approximately \$100,000) in trust to George B. Emerson, John J. Dixwell, and Francis E. Parker, "for the promotion of Agricultural, or Horticultural improvements, or other Philosophical, or Philanthropic purposes...." The trustees and Harvard entered an agreement in 1872 for establishment of the "Arnold Arboretum" with Arnold's gift, to be located on the former Bussey tract in Jamaica Plain. The Arboretum's first director, who would serve as such until 1927, was Charles Sprague Sargent. Frederick Law Olmsted, in cooperation with Sargent, devised a landscape plan for the Arboretum. In 1882 the City purchased the grounds from Harvard, leasing it back to the University. The Arboretum would then become a public park, with City responsibility for building and certain maintenance, while the University would be responsible for plantings and personnel. Soon after this agreement was reached, work began to turn the "worn out farm", as Sargent had once described the site, into the planned naturalistic park and outdoor museum. Funds for a building to contain museum and study facilities were donated by Horatio Hollis Hunnewell in 1892. The Hunnewell building, a large red brick structure with handsome molded decorative brickwork, continues in use today. Arnold Arboretum was designated a National Historic Site in 1965.

### Pondside

The Pondside subarea of Jamaica Plain is bounded by Perkins St. on the north; S. Huntington and Centre Streets on the east, following Centre's curve south and west to Murray Circle; and the Jamaicaway and Francis Parkman Dr. on the west side of Jamaica Pond.

Topographically, this land is level, with streets extending in a radial pattern outward from the pond to Centre St. A few short cross streets and cul-de-sacs project from or connect the long radial streets, but they are

generally no more than one or two blocks in length. This street pattern largely reflects 19th century property lines, when wedge-shaped parcels of large estates extended from the pond.

This area is characterized by predominantly suburban residential development of mid-to late-19th century woodframe single-family and early 20th century two family dwellings. A few triple deckers and early 20th century brick apartment blocks are found. Commercial development is concentrated along Centre St., north from Monument Square. Two churches (one with an 18th-century burial ground), one hall, and two schools are within this section.

A wealth of architectural variety is revealed in the houses, from the Federal and Greek Revival styles, through elaborate Italianate, Colonial Revival, and Bungalow formats. Lot sizes tend to be quite large and well-landscaped along tree-shaded streets. The residential features of Pondside remain largely unchanged since the 1910's, when the last large-scale development occurred, in the northern section along Halifax, Moraine, and Pershing Streets, and the southern area of Dunster, Aldworth, and Prince Streets.

Since Centre Street was the major transportation route through Jamaica Plain in the 17th century, early residences and farming homesteads were scattered along its length. The community's first meeting house, a wooden building with tall spire, was constructed in 1769 on the site where the present Unitarian Church stands, at Monument Square. Incorporation of the Parish was achieved in 1772, as the Congregational Society of the Third Parish in Roxbury. Their present church edifice, an imposing gray granite Gothic Revival structure, designed by architect N. J. Bradlee, was dedicated in 1854.

Land for the first Eliot School (located where the monument is now) was the gift of John Ruggles in 1676. The Reverend John Eliot donated 75 acres of Land in 1689 for support of the school. Property from the Eliot and Thomas estates, which came under the school trustees' ownership, extended from Centre St. to the pond, from about Orchard to Thomas Streets. The Eliot School which now stands on Eliot St. behind the Unitarian Church property, is a 2-story brick Italianate style building with bracketed gable roof and cupola. It was dedicated in 1832.

Later schools in the neighborhood were the two Agassiz School buildings (now demolished) that were at Brewer and Burroughs, now the site of a small children's playground. Still in use for school purposes is the Mary Curley School, an Art Deco design structure of 1931 on Centre St. and Pershing.

Eliot Hall (7A Eliot St.) is a 2-story wood frame Italianate building with wooden quoins and front gable roof, built ca. 1855. It was used as a temporary town hall, and in the 1870's became the home of the Footlight Club. This organization continues to use the building today, and is considered to be the oldest amateur theatrical group in the country.

At the corner of Centre and Myrtle Streets is the First Baptist Church which was designed by Ryder and Fuller and built from 1856-1859. The large stuccoed Gothic Revival building provides another important visual landmark on Centre St.

Commercial development in the Pondside area, is exclusively along Centre St., in a mixture of uses and building types. The 700 block (west side) retains three Victorian brick commercial buildings worthy of note. The earliest is 745 Centre, a store and dwelling designed by J. D. Wester, built in 1875 for Frederick and Robert Seaver. W. Henry Winslow was architect for 707-711 Centre (1887), which housed William Rooney's boot and shoe outlet. William Fallon owned the handsome corner Romanesque Revival building (1888) at 701-705, which was the work of architect George Cahill. Less distinguished commercial structures were erected on Centre St. in the 20th century, and are now accompanied by gas stations, franchise restaurants, and numerous storefront alterations.

The earliest extant residential structure in the Pondside area is a portion of "Linden Hall", now located at 28-30 Grovenor Rd. This 18th century building was at one time an impressive Georgian residence with side flanking wings, and stood near the southwest corner of Centre and Pond Streets, with grounds extending to Jamaica Pond. The woodframe 3-story house had been built by John Gould for his son-in-law, the Rev. John Troutbeck, assistant rector of King's Chapel. Its present form is much altered from the original, with wings removed, windows replaced, and siding added.

Within the Pondside section, 50 Eliot provides the most intact Federal style residence -- a 5-bay, woodframe structure with side gable roof and fanlight at the central entry. None of the early houses which once were located on Centre in the vicinity of Holbrook to Prince Sts. remains today. The Moses Williams estate was particularly large. However, on the south side of Centre (#812-814), another woodframe, 5-bay front house with hip roof in the Federal style remains. Its date is ca. 1802-1810, but the original form is somewhat obscured by the 1930's sun porch.

Eliot and Burroughs Streets were the first developed in Pondside as suburban residential areas. In the 1820's, the Eliot School Trustees began to sell off portions of their lands in this section. The late 1830's and early 1840's witnessed much building activity as substantial, fashionable single-family woodframe dwellings were put up in Greek Revival and Italianate styles. Examples include 52 Eliot (probably by housewright Elisha James), with its 3-bay pedimented facade which has pilasters and a side hall plan. Housewright John James lived at 47 Eliot in the 1840's. His house is a 2-story woodframe Greek Revival house with gabled front and Ionic order porch across the front and east sides. John James built a series of 5 houses for John C. Gore in 1843. These are found at 39,42,44,45, and 46 Eliot. All are frame buildings with T-shaped plans, gabled front wings and originally porches with fluted columns. This group is now in various states of alteration. A particularly notable Greek Revival house is the large, handsome structure at 5 Dane St., with its full double story Ionic porticos. On Burroughs, #44 provides another example of the 3-bay facade, temple-front format. Builder Paul Lincoln was responsible for 32 Burroughs (ca. 1843-1848), the same basic house type with transitional decorative elements into the Italianate style. The modest 1 1/2 story clapboard house at 12 Thomas St. (1840 or 1841) has corner pilasters common to the Greek Revival and Gothic attic windows in the gable ends.

Several Italianate residences with side gables and 3-bay front facades (ca.1860's) are located on the west side of Burroughs, and 11-13 Newsome Park is similar in type. 50 Burroughs is especially elaborate, with wooden siding scored to resemble masonry, corner quoins, and a distinctive crowning lantern. Two outstanding, elaborate Italian Villa "twin" house with towers stand across Myrtle St. from one another at #8 and #9.

The clapboard-sided cottage at 9 Brewer is the best remaining Gothic Revival house type. It retains the drip molds at the windows, steeply gabled roof, and curvilinear decorative bargeboard.

Mansard style residences were constructed along the northeast sides of Burroughs and Myrtle Streets. Between 1859 and 1865, carpenter Stephen Heath built 43 Burroughs, a large, well-detailed house of this style. An unusual format with recessed central entry is seen in 193 Centre, which was built by 1859. Other substantial versions are at 28 Eliot (ca. 1874) and 45 Orchard.

Remaining Stick Style houses are infrequent in Pondside. Builder Joseph Shaw constructed the double houses at 1-2, 3-4, 7-8 Eliot Place in 1875/1876. The best expression of this style is 5 Eliot, an elaborately detailed structure with contrasting boarding and jigsaw decoration in the gables and porch frieze.

The Queen Anne and Shingle Styles are seen occasionally, dating from the 1890's. Architects Lewis and Paine designed the Baptist Church parsonage at 629 Centre (1892) in the shingled mode. A combination of Queen Anne and Shingle formats was employed by C.A. Russell for the distinguished "double" triple decker at 801 Centre (1894). Versions of woodframe Queen Anne houses with conical roofed turrets and decorative shingle patterns are at 509 Centre and 56 Perkins.

A large portion of the Pondside area continued as part of large estates into the 1870's and later. Land south of Perkins St. to beyond present-day Pershing, extending from Centre to the pond was contained in the Curtis family's farm lands and parcels. Joseph H. Curtis' property extended from the pond across Centre St. almost to the Boston and Providence railroads tracks. George S. Curtis also had extensive land holdings in the vicinity. The two brothers' produce stand at Quincy Market was in operation from the late 1820's; previously, a Faneuil Hall stand was run by Capt. Joseph Curtis. Edward N. Perkin's estate was on the north side of Jamaica Pond. His brick and terra-cotta Ruskinian Gothic residence of 1870, designed by Sturgis and Brigham, still stands. By 1874, Lakeville Place was the only street laid out between Pond and Perkins, with smaller estates along it. The Italianate frame house at 28-30 Lakeville Place is the solitary reminder here of such land division.

Lochstead St. was laid out by 1896, but by 1905 was the site of only two houses. In 1907 the two handsome shingle and stone bungalows at 55 and 61 Lochstead were built, designed by architects Bowditch and Stratton. Pershing, Halifax, and Moraine Streets were quickly developed with mainly 2-family woodframe detached dwellings in the 1910's. These houses were generally built in the Bungalow and Colonial Revival styles, "four square" in type, with 2 stories, hip roof, single front dormer, and porch across the front. A few bungalows of a more classic variety were built, such as the previously mentioned pair on Lochstead, and 112 Perkins/4 Pond View. The latter was erected in 1914, to the design of Dykeman and Murray.

The Jamaica way was laid out in the 1890's, and residences along it are largely Colonial Revival in character, usually more substantial than the similarly styled houses on the streets to the east. Prominent Boston individuals erecting homes here included James Michael Curley, Mayor of Boston. His imposing red brick Georgian Revival residence at 350 Jamaica way was designed by Joseph P. McGinnis and built in 1915.

The Thomas Seaverns' and Ella C. Adams estates were replaced by large, handsome red brick and brownstone apartment blocks of Beaufort and Lakeville Terraces (1908 and 1905, respectively), between the streets of the same names. Benjamin Fox, Inc. was builder for these structures, which have decorative stone trim in the Richardsonian Romanesque mode.

In a manner similar to the north end of "Pondside", the southern section remained in large estates long after Eliot St. had been developed. By 1859 there were no cross streets between Eliot and May Streets (west of present Jamaica way and Arborway), from Centre to Pond. Orchard St. and Monument St. (now Holbrook), were in place by 1874, with Monument being developed first at its northwest end in the late 1870's and early 1880's. Dwellings here were chiefly gable-fronted woodframe Italianate style structures of more modest proportions and scale than those on streets to the north. Orchard St. at this time was still divided into large suburban tracts. Estates with frontages on Centre and extending toward the Pond by the mid-1870's included the Moses Williams, Mrs. Curtis, and George D. Cox properties. Prince, Dunster, Aldworth, and Orchard Streets were developed rapidly in the 1910's, with woodframe and stucco detached houses of Bungalow derivation.

The estates of Quincy A. Shaw and Sarah P. Cleveland were located on the Northwest border of Jamaica Pond, across Perkins St. Cleveland's stick-style "Nutwood" (1866) no longer remains, nor does "Oakwood", a Colonial Revival/Shingle Style 1903 house of Charles B. Perkins. However, Shaw's 1863 wood frame house in the Stick style stands with stone Medieval Revival additions and alterations of the 1920's, located at 241 Perkins. The renovations were carried out under the ownership of Samuel Cabot. They include a prominent corner tower and Jacobethan entry and windows. The Shaw-Cabot house, with its woodframe stable/garage, is on property currently being developed for condominium use. The Peabody house, a brick and frame 19th century structure remodeled as a residence in the 1920's, also remains on the Cabot property, and is now in use as offices for the development.

Jamaica Pond and Jamaica Park (now part of Olmsted Park) are separated from the neighborhood to the east by the Jamaicaway, a tree-lined parkway which now accommodates high-speed auto traffic. Historically, the pond was more closely related to the residential area to its east than is apparent today. Jamaica Pond provided water supply to the city of Boston from 1795 to 1848. During most of the 19th century, the pond was surrounded by large private estates. By 1859, two ice houses on the shores and the body of water was used for commercial ice cutting. Residents' concern over the effects of such enterprises took form in deed restrictions on some parcels. Ice skating and sailing regattas were popular recreational activities associated with the pond in the 19th century. Development of the area as a park was begun in the 1890's, but the present boathouse is from 1913 (architect, William D. Austin). Both the boathouse and accompanying pavilion, located near the Pond St. and Jamaicaway intersection, are Bungalow in style with half-timber effect in the gables and decorative rafter ends.



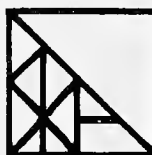
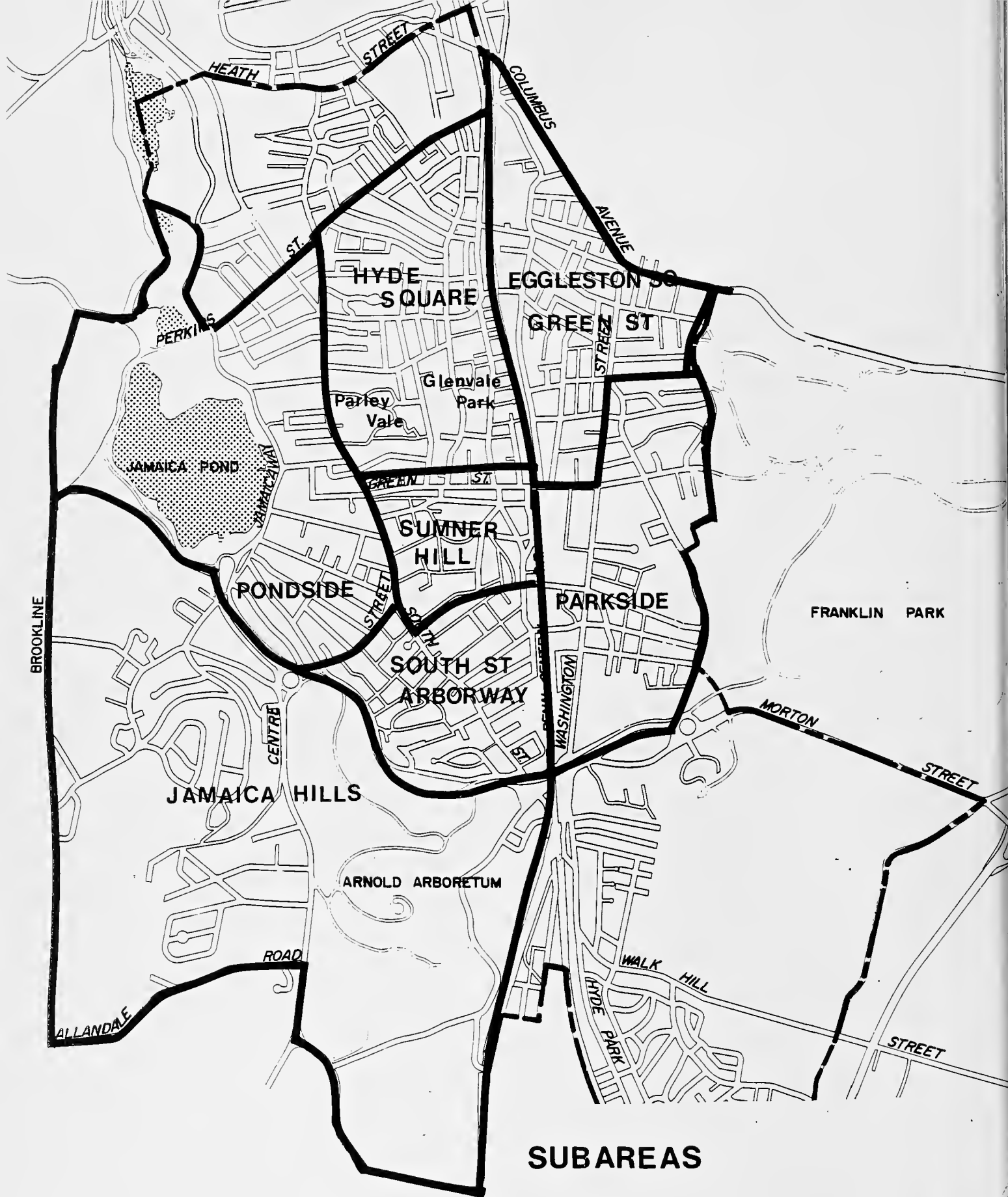
## II. METHODOLOGY

### General Procedures

The Jamaica Plain Preservation Study essentially consisted of three procedures: field survey, documentary research, and evaluation. The field survey of all properties within the study area was conducted on foot. Approximately 3,500 structures were visually surveyed. In addition, the style, material, and type of each building were recorded on a 100-scale, Figure 5 photogrammetric base map. The key to this map can be found in Appendix I. The second procedure involved documentary research using Boston archives, libraries, Suffolk County Deeds, and relevant repositories, to investigate primary and secondary sources. The third procedure was evaluation of the entire survey which resulted in recommendations for preservation activity.

Because of the considerable number of structures within the survey area, the decision was made to record buildings or areas of particular historic and/or architectural significance using the standard Boston Landmarks Commission Building Information Form (Appendix II). Information forms were completed. Buildings selected for inclusion in these forms were marked on a 400-scale Jamaica Plain map by black dots with accompanying notations of inventory form numbers.

Jamaica Plain was divided into the following sub-areas which were primarily determined by historic research and topographical divisions: Hyde Square, Egleston Square, Green St., Sumner Hill, Parkside, South St.-Arborway, Pondside, Jamaica Hills. (Map II).



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## Evaluation and Recording

Individual Buildings - Building information Forms were completed for 324 individual structures, using the following criteria in the selection process:

1. Uniqueness in Jamaica Plain,
2. Good examples of an architectural style and/or type,
3. Association with important national or local events or personalities,
4. Prominent visual landmarks, and
5. Nationally significant landscapes

Districts - Were evaluated on the basis of the distinctiveness of individual buildings and cohesiveness of the streetscape, and in some instances, the historical significance of the area. Whenever possible, buildings were grouped into National Register districts rather than singled out for individual listing (Map III).

Research Procedure - Research was focused on determining date or date range, architect and/or builder, original property owners and original appearance of buildings recorded on individual forms, as well as sequence of neighborhood development and street development pattern. The investigation procedure followed these general stages:

1. Field observation and building description.
2. Examination of building permits.
3. Examination of maps, and atlases using the collections at the Boston Public Library, Boston Athenaeum, and Massachusetts State Library.
4. Examination of Boston directories, as well as histories of Jamaica Plain.

5. Deed research at the Suffolk and Norfolk County Registries of Deeds.
6. Examination of local newspapers including the Boston Transcript, Boston Globe, and the Boston Pilot.
7. Examination of photographs and views in the collections of the Boston Public Library-Print Department, the Society for the Preservation of New England Antiquities, and the Bostonian Society.

Photography - Photographs were taken for buildings described on individual Building Information Forms. These photographs were taken by all three consultants.

Information Organization- The 100-scale map (Building Style/Material/Type) and copies of all building information forms will be kept on file at the offices of the Boston Landmarks Commission and will be available for consultation. Building information forms are organized in a loose-leaf notebook and are further arranged alphabetically by street address. These Building Information Forms, which are numbered using a system adopted for all survey and inventory purposes in Boston (Appendix III), are also available for study at the Boston Landmarks Commission. Duplicate building information forms also will be kept on file at the Massachusetts Historical Commission, The Boston Public Library-Art Department, the Jamaica Plain Branch Library, the Bostonian Society, the Boston Athenaeum, the Library of the Society for the Preservation of New England Antiquities, and the Library of the Boston Redevelopment Authority.

A file on architects, builders, and developers active in Jamaica Plain was organized with information recorded on 3x5 index cards and subsequently transferred to typed listing arranged alphabetically by name. This list will be available for consultation at the Landmarks Commission and copies at the agencies and institutions previously listed.

### III. RECOMMENDATIONS

As outlined in the Methodology section, the survey results were evaluated for architectural and historical significance. Based on this evaluation, recommendations for preservation activity were made by the consultants. The recommended activities consist of listing of individual buildings and districts in the National Register of Historic Places and designation as Landmark or Architectural Conservation Districts by the Boston Landmarks Commission. The recommendations of properties and brief descriptions of their architectural characteristics follow.

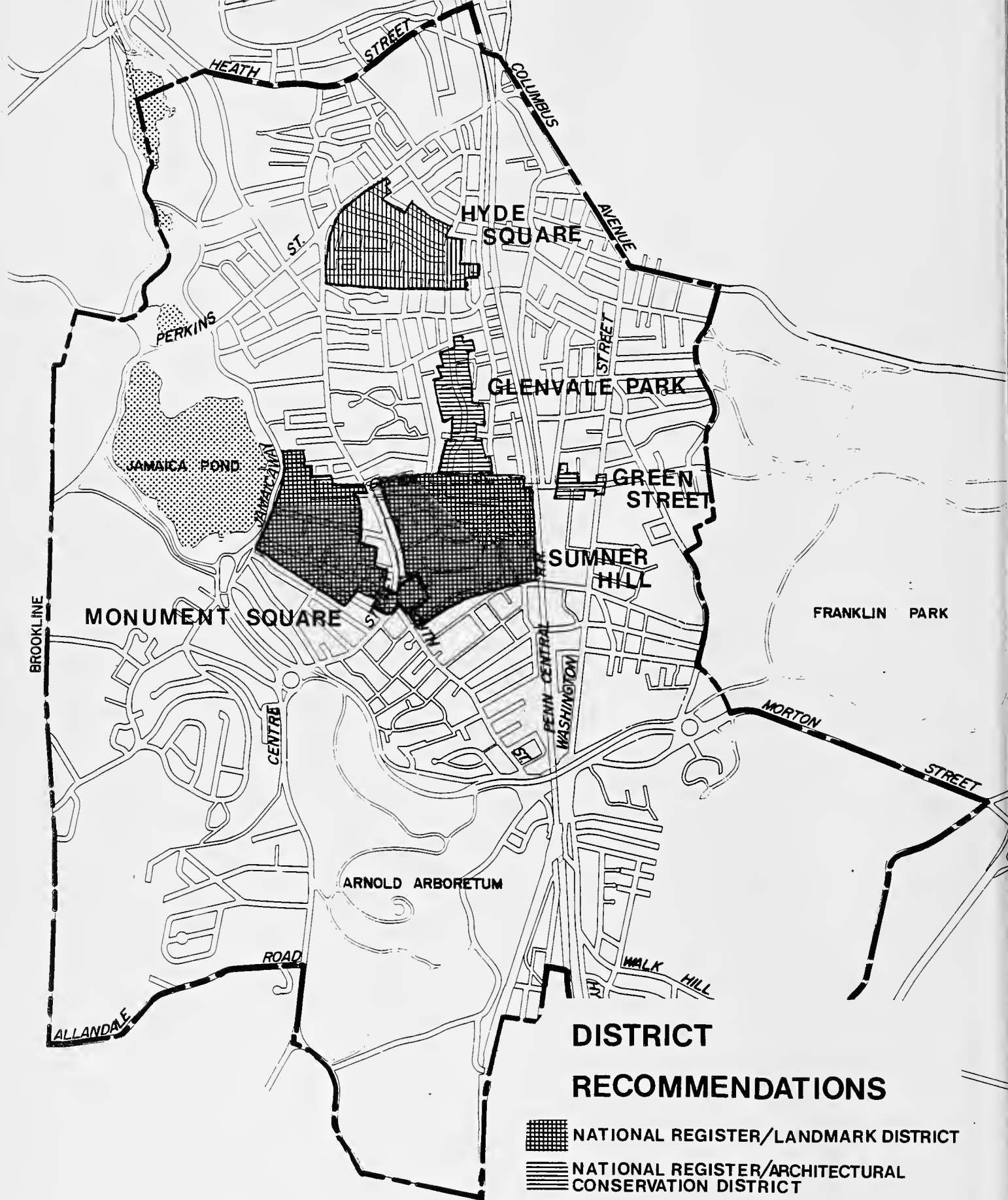
#### A. Recommendations for Districts

The recommendations are divided into three parts: those recommended for both National Register and Landmark Districts, those recommended for both National Register and Architectural Conservation Districts, and one recommended for National Register Districts only. Proposed districts are shown on Map III.

#### National Register and Landmark Districts

##### 1. Monument Square District

(This district is bounded by a line running along the Jamaica way, the rear lot lines of 39/41, 49, and 61 Pond St., then along Pond St. to Myrtle, along the north and east lot lines of 23 and 23A Myrtle, along the north and east lot lines of 26/28 Grovenor, then along the rear lot lines of properties on the north side of Myrtle, taking in the Baptist Church and parsonage, cross



MAP II

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Residential structures in the district include excellent, intact examples of various architectural styles, including Georgian (Loring-Greenough house, 12 South St., 1760), Federal (Elisha James house, 50 Eliot, ca. 1820's), Greek Revival (e.g., 1 Dane St., ca. 1830's; 44 Burroughs, ca. 1840's), and Gothic Revival (9 Brewer).

Development of the area as an early Boston well-to-do suburb is reflected in later residences as well, such as Italianate (11-13 Newsome Park), Italian Villa (8 & 9 Myrtle), Mansard (28 Eliot, ca. 1870's), Queen Anne (58 Eliot, 1880), and Colonial Revival (23 Eliot, 1898).

## 2. Sumner Hill Landmark District

(Roughly circumscribed by the north side of Green Street, the Southwest Corridor, south side of Sedgewick St., South and Center Streets.)

This district is notable for its high quality housing stock. Its primarily detached, frame houses range from early 1840's cottage scale Greek Revival dwellings to substantial, well crafted 1870's and 1880's Queen Anne residences designed by well-known Boston architects. Residential development began c. 1840 in the northern segment of the district along Green St., Starr Lane and Seaverns Ave. By 1850 the rugged, hilly terrain to the south had been overlaid with a curvilinear system of roads apparently influenced by the Mt. Auburn Cemetery landscape experience as conscious attempt at picturesque planning. Prior to the the early 1850's much of this district was encompassed by the Loring Greenough estate. Developed thru the Greenough family, it was, however, named for General William H. Sumner, lawyer, legislator, adjudicate general and developer of East Boston. His Greek Revival-Italianate "Mansion house" is still extant at 10 Greenough Ave. (1852).

The district architectural highlights include the well-preserved Italianate Luther Gilbert House (1855) at 83 Elm St. and the well-detailed Italianate-Mansard houses of Civil War Colonels on Alverton St. (e.g., numbers 20, 23, 28 and 31).

Particularly noteworthy are the large handsome Queen Anne residences designed by William Ralph Emerson (15 Greenough Ave.) and Ware and Van Brunt (10 Revere St.). Blackall and Newton are responsible for an important Colonial Revival house at 7 Greenough Ave. (1893). Rambling, Gothic Revival, puddingstone St. John's Episcopal Church dominates the eastern crest of Sumner Hill--designed in 1882 by Harris M. Stephenson. Also included in this district is the Jacobethan Jamaica Plain High School 1901, and the 1875 High Victorian Gothic style, Police Station #14 on Seaverns St.

#### National Register and Architectural Conservation District

### 3. Green Street Manufacturing District

(Includes 172-178, 177-179, 180, 181-187, 189-195 Green St. and 120 Brookside Ave.)

Considered eligible as an intact concentration of late 19th century masonry manufacturing and hotel structures within Jamaica Plain's Stony Brook Valley. Retaining some old cast iron store fronts, these 3-4 story buildings border the north and south sides of Green Street between Washington St. and Brookside Ave. District delineated to include Green Street elevated railroad station (1909). Composed of reinforced concrete, iron and copper, it is important as an example of an early 20th century engineering/architectural



Myrtle along the rear lot lines of 2 and 4 Park Pl., along the east and south lines of 17/19 Burroughs, along Brewer St. to include #4, then behind 19 and 21 Thomas, crossing over to include 6/8 Thomas. Then extending over to include 5 Eliot, 12 South St., the Soldiers' Monument, 793 Centre, along the south/west boundary of the Unitarian Church property, to include the Eliot School, then crossing Holbrook St. to include 30--50 Holbrook, 1 Dane St., and then along the rear lot lines from 42-58 Eliot, returning to the Jamaicaway.)

The Monument Square District qualifies as the historic center of Jamaica Plain, which contains high quality examples of both residential and public architecture. The imposing granite Gothic Revival church of the First Congregational Society, Unitarian, was built in 1854 (architect, Nathaniel J. Bradlee). Its site is that of Jamaica Plain's first wooden meeting house, erected in 1769, which had housed American troops during the Revolution and town meetings in the siege of Boston. A part of the church property is an 18th-19th century burial ground. Eliot School, a brick late Federal style building (1832), is located behind the church. Eliot Hall (7A Eliot St.), ca. 1855, is a large frame Italianate style structure which served as a temporary town hall and later the home of The Footlight Club, an amateur theatrical group. The Jamaica Plain Baptist Church (1859) at Centre and Myrtle Streets, a stuccoed Gothic Revival Religious building, is also included.

The Loring-Greenough house has been listed on the National Register for its significant association with the American Revolution. In addition, this substantial wood frame, 5-bay Georgian mansion is important as a surviving Colonial dwelling, built in 1760 for Joshua Loring, Royal Navy officer. For a short time in 1775, General Nathaniel Greene's headquarters were here, and was also used as a military hospital.

structure and is the district's eastern focal point. In addition this district has historical association with Patrick Meehan. He rose from farmhand and railroad laborer (1840's) to well-to-do Boston contractor with extensive land holdings in the Stony Brook Valley.

Although Green Street and its vicinity was subdivided as early as 1851 for "stores, factories and houses", it was not extensively developed until the late 1870's with construction continuing into the early 1900's. These structures were conveniently located near the old Jamaica Plain Depot (no longer extant) and the now culverted Stony Brook. Noteworthy Masonry structures include Alfred Papineau's Mansard Livery Stable at 180 Green St. (designed in 1879 by S. S. Woodcock), Patrick Meehan's Carriage Factory at 172-178 Green St. (Meehan designed the 1889 segment) and Alfred Thanisch's carriage factory designed in the Classical Revival style at 128 Brookside Ave. Patrick Meehan also owned the two hotels in the district e.g., the Queen Anne Hotel Morse (1893, 183-7 Green St.) and the Classical Revival Hotel McKenley (1893, 189-95 Green St.).

#### 4. Glenvale Park

(189-307 and 188-302 Chestnut Avenue, 6-40 and 19-35 Cheshire Street, 317-333 Lamartine Street, and 6 Marlou Terrace)

Considered eligible for its concentration of many architecturally notable and well maintained Greek Revival, Italianate, and mansard residences. Glenvale Park was first laid out (Alexander Wadsworth, surveyor) in 1848 and included Chestnut Avenue (then Nebraska Street) and most of Lamaratine, between Boylston and Green Streets in the immediate vicinity of the Boylston and Green commuter stations of the Boston and Providence Railroad. Greek Revival buildings of particular interest, and both with Ionic

porches, include the temple form house at 28 Cheshire Street and the 5-bay central entry residence with pedimented central section at 305-7 Chestnut Avenue. Also dating from mid-century is the fine stylistically transitional 5-bay central entry Greek Revival/Italianate house at 317 Lamartine. In addition, Glenvale Park includes a Luther Briggs designed modestly-scaled Italianate villa built in 1858/9 for Ephraim Merriam at 195 Chestnut, near Spring Park Avenue. Also in the district are several distinctive mansard houses dating from the post Civil War era including 223, 233, 244, 268, 271-73 Chestnut Avenue and 8 Chestnut Place. Set on a high site with a very deep set back, 233 Chestnut Avenue was the home during the mid-1870's into the '80's of noted Boston lithographer William H. Forbes. Supportive later residential development in Glenvale Park includes the charming Queen Anne house at 199 Chestnut Ave., built between 1884 and 1890, the two-family Queen Anne/Colonial Revival residence at 287 (1897) and the 1897 Adamesque detailed Colonial Revival triple decker designed by local Jamaica Plain architect Jacob Luippold.

#### National Register District

##### 5. Hyde Square

(322-418 Centre Street, 2-90 and 7-87 Wyman Street, 18-104 and 1-105 Forbes Street, 14-114 and 3-117 Sheridan, Sheridan Place, 3-51 and 4-48 Cranston Street, 12-146 and 11-137 Paul Gore, 25 and 26 Danforth Street, 105-115 and 108-118 Chestnut Avenue.)

Qualifies as a residential district including a significant representation of 1890's Queen Anne triple decker housing of unusually high design quality and designed by Roxbury and Jamaica Plain architects and builders as for example:---the run of five similar triple deckers at 42-56 Wyman built in 1894 after designs by Samuel Rantin; 63-65 Wyman built in 1897,

Walter Curley, architect and builder; 69 Paul Gore (1893) George Marquis, architect; 127 Paul Gore (1892) Jacob Luippold architect; and 332 Centre Street (1894) Peter Schneider, architect and builder. The district also includes two brick mansard rows, unusual construction for Jamaica Plain, at 34-40 and 42-50 Sheridan Street, both put up by mason/builder Timothy F. Bowe, a Sheridan Street resident in the 1870's, as well as the architecturally unique Italianate/Gothic Revival 12 sided-house at 17 Cranston which has been recommended individually for Boston Landmark and National Register status.

B. Recommendations for Individual Properties

The recommendations are divided into four parts: (1) those properties listed in the National Register and/or designated as Boston Landmarks and recommended for additional protection, (2) those recommended for both National Register listing and Boston Landmarks designation, (3) those recommended only for National Register listing, (4) those recommended for further study. See Map IV for individual recommendations and Map V for further study recommendations.

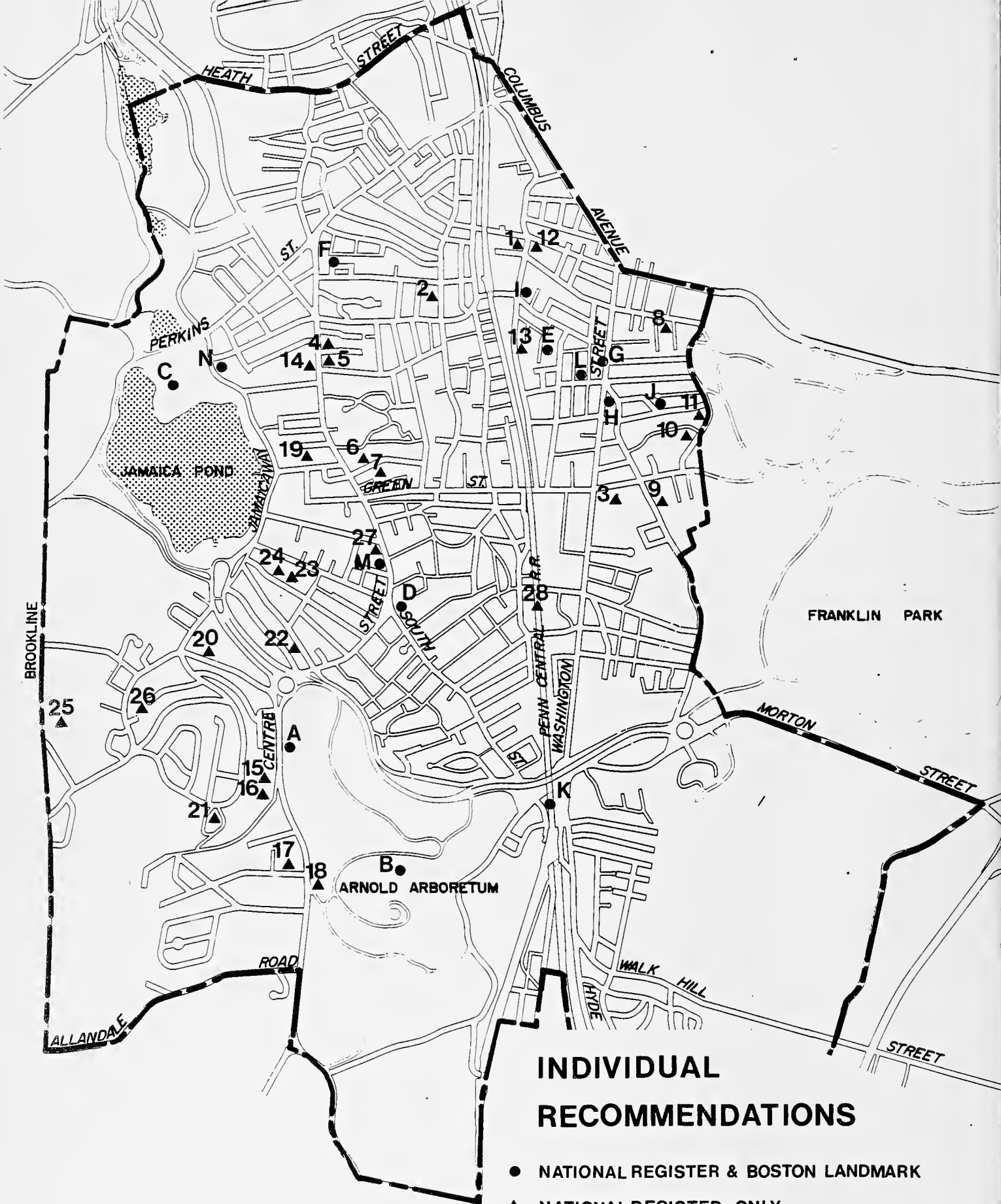
Meriting National Register Listing or Boston Landmark

A. Adams-Nervine Asylum, 990 Centre St. (JP 55) Already designated as Boston Landmark and listed in the National Register.

The former Asylum is comprised of three major and four ancillary woodframe buildings from the late 19th century, with generous landscaped grounds. They are outstanding in quality; architectural styles represented include French Mansard (Weld house, ca. 1875), Queen Anne (Adams house, 1880), and Colonial Revival (Director's house, ca. 1895). The Asylum, opened in 1880, was a progressive medical facility designed to treat persons with nervous disorders in a home-like, non institutional setting.

B. Arnold Arboretum. Bounded (approximately) by Arborway, Centre St., Walter St., South St. (JP 900). For Boston Landmark (already designated National Historic Site).

Already designated a National Historic Landmark (1965), the Arboretum is



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worthy of Landmark designation. Included in its 265 acres are over 6,000 types of trees and shrubs, an important site for scientific study. The significance derives both from its aspect as a learning facility of Harvard University and as a part of Boston's park system, established by cooperative agreement in 1882. Planners were prominent landscape architect Frederick Law Olmsted and Charles Sprague Sargent, the Arboretum's first director.

C. Olmsted Park system: Jamaica Pond Park & Pinebank. For Boston Landmark (already on National Register) (JP 902)

Considered eligible as an important part of the Boston park system as planned by nationally prominent landscape architect Frederick Law Olmsted in the late 1870's and carried out in the 1890's. The entire system became a model for municipal park planning, and as whole, should be considered for Boston Landmark status. Prior to its development for park purposes, Jamaica Pond had provided water to the city of Boston from the late 18th to mid-19th centuries. Remaining within the park is the 1870 "Pinebank", a brick and terra-cotta residence, designed by Sturgis and Brigham for Edward N. Perkins. Other structures within the park are the pavillion and bungalow-sytle boathouse (1913, designed William D. Austin) on the east shore.

D. Loring Greenough House. 210 South St., 1760, (JP 249); for Boston Landmark, (already on National Register).

The house is significant because of its historical connections with the American Revolution and as a rare example of mid 18th c. Colonial architecture in Boston. The mansion with its adjoining carriage house and gardens is the last of the numerous country estates of its period remaining in Jamaica Plain.

Joshua Loring was a successful privateer and an officer of the Royal Navy. After his military career, Loring retired to the farm which he had purchased in Jamaica Plain in 1752 and later constructed the present mansion on its site. As a Tory, Loring was forced to take refuge in Boston and, with his family, was among the Tories who evacuated the town with General Howe on March 17, 1776.

Revolutionaries seized Loring's house and for about four weeks from June 3, 1775, General Nathanael Greene had his headquarters here and appointed "a hospital for the camp in Roxbury," making it one of the first American military hospitals.

E. Haffenreffer Brewery, Germania St. (JP 702, 703, 704, 706) for Boston Landmark (already on National Register)

The Haffenreffer Brewery is a collection of late nineteenth century industrial and residential buildings which illustrate the growth patterns typical to industrial development during this period. Remarkably well-preserved, the complex derives its significance from the relationships and forms produced by the pattern of its development rather than the qualities accruing to the individual structures.

The main complex was completed between 1877 and 1884. These buildings should probably be classified in the earlier architectural period of American Greek Revival. The height and massing of these early structures reflects the use of a vertical brewing system where the raw materials are hoisted to the highest point and the wort (beer in process) descends through the various



processes. The process was later changed to horizontal and this change is revealed in the later construction. The present collection of structures was substantially in place by 1914 with later additions as recent as 1962.

F. 17 Cranston Street.\* After 1870, by 1874. (JP 86)

Y-Plan twelve-sided frame Italianate house with Gothic detailing and stylistic features, possibly designed by original owner-organ builder Archibald Scott. Qualifies for protection as a Boston Landmark and for inclusion on the National Register as an architecturally unique building in the city.

Additional research is required to support the attribution of Scott as the carpenter/designer of the house. Also, the interior of 17 Cranston should be studied for further understanding of its extraordinary features and form.

\*Also included in recommended Hyde Square National Register district.

G. Franklin Brewery - 3179 Washington Street (between Montebello and Boylston) 1894/5. Charles Kaestner, architect. (JP 707)

Queen Anne/Romanesque Revival red brick brewery considered eligible as an architecturally significant industrial building and as an outstanding example of brewery architecture in the City of Boston. The Franklin Brewery was designed by a Chicago architect and is one of several surviving breweries that were put near the Stony Brook in Roxbury and Jamaica Plain after the Civil War and through the 1890's. The Franklin Brewery operated from 1896 through the period around the first World War. By 1919, 3179 Washington Street was used for storage by the Union Wool Company and shortly thereafter became the storage warehouse of the D.W. Dunn Corporation.

H. Isaac Cary House. 235 Forest Hills Street near Williams. By 1850.

(JP 113)

Eligible as a notable and intact example of the residential estates that were established in Jamaica Plain between mid-century and the 1860's. Built for ivory, tortoise shell, and fancy goods merchant Isaac H. Cary, the frame T-plan Italianate style residence at 235 Forest Hills is located across from Franklin Park, retains its large lot siting, and is distinctive, in particular, for its later addition of 3-story mansard roofed octagonal tower.

I. Conrad Mohr House. 200 Amory St., 1868, architect unknown, residence

(JP 11)

Eligible as unusual example of masonry Italianate single family house in Jamaica Plain. Side-hall plan, street-facing gable house faced with red pressed brick with brownstone trim. Built for Boston cigar store dealer Conrad Mohr. He was among the approximately 1500 German immigrants living in the Stony Brook Valley by the late 1860's.

J. Patrick W. Ford House, 48 Peter Parley Road, 1897 Patrick W. Ford, architect, residence (JP 201)

Qualified as handsome, well crafted Queen Anne House with prominent corner tower and encircling porch. Built for and by Patrick W. Ford, well known Boston church architect.

K. Forest Hills Boston Elevated Railroad Station, Over Washington St. near Arborway, 1909 Edward M. Wheelwright architect (JP 526)

Important example of early 20th century engineering/architectural structure, constructed of reinforced concrete, iron with well crafted copper "screens" and embellishments. Built in 1909 on southern terminus of Boston Elevated Railroad (presently the MBTA's Orange Line). Line extended to Everett. Edward M. Wheelwright was a prolific Boston architect responsible for a variety of building types including the Longfellow Bridge Mass. Historical Society building and the Harvard Lampoon Bldg.

L. Our Lady of Lourdes Roman Catholic Church, 14 Montebello Road, 1931, Edward T.P. Graham, Architect, Church (JP 518)

Qualities as outstanding example of Tuscan Romanesque style. Designed by noted Boston architect Edward T.P. Graham. It is the centerpiece of an enclave of masonry church related buildings along Montebello Road and Brookside Avenue and is the successor building to the old Our Lady of Lourdes Church on Brookside Ave. (1896).

M. 743-745 Centre Street, c. 1875. John Webster, architect/builder (JP 402)

The oldest extant commercial/apartment block on Centre St., this is a three story, Panel Brick/Queen Anne style structure that was locally well-known as the business place of Robert Seavern's grocery in the late 19th c. The concern has been located on Centre St. since 1795.

N. 350 Jamaicaway (James Michael Curley house). 1915. Architect Joseph P. McGinnis. (JP 154)

Qualifies as an intact example of a brick Georgian Revival residence,

built for Boston Mayor James Michael Curley as his home. Curley was prominent in Boston's political history, serving four non-successive terms as Mayor between 1914 and 1949, four terms in the U.S. Congress, and one term as Governor of Massachusetts.

Recommendations for National Register Only:

- 1) German Methodist Church (now St. Andrews Methodist Church) 169 Amory Street and 62 Atherton) 1899/1900. Jacob Luippold, architect. (JP 500)

Considered eligible as a significant example of a granite Late Victorian Gothick Church retaining much of its original character and detail and as a notable non-residential design of Jamaica Plain architect Jacob Luippold. Luippold, who lived in the Hyde Square area from the late 1880's to the time of his death in 1917 was locally active primarily as a designer of single and multi-family housing in Roxbury and Jamaica Plain.

- 2) Curtis Street Public School, Paul Gore St., (now Hyde Square VFW Post #722) 1872. (JP 508)

Considered eligible as an example of Italianate style shchoolhouse architecture and as one of the few extant frame 19th century schools remaining in the city of Boston and retaining much of its original appearance and character.

- 3) Margaret Fuller School, 25 Glen Road. 1892. Edmund Marsh Wheelwright, architect (JP 515)

Qualifies as a major building by a prominent Boston architect who is nationally recognized for the high quality of his designs for municipal and institutional buildings. Wheelwright was Boston city architect between 1891-95, and during this period and later on in private practice, left a legacy of schools, fire and police stations, hospitals, and bridges that remain a much respected standard for public architecture. The school at 25 Glen Road was named after Margaret Fuller (1810-1850) who was internationally known as a journalist, social reformer, critic, and feminist. Born and raised in Cambridge, Massachusetts, Margaret Fuller lived in Jamaica Plain in 1839-40.

- 4) Curtis/Spooner House. 480 Centre Street, between Kingsboro Park and Roseway Street. Probably 1803/4. (JP 48)

Eligible as one of a handful of extant federal residences in Jamaica Plain, and despite asbestos siding, retains its half moon fanlight doorway and much of its original form as a 5-bay, south-facing, central entry, low hipped roof, early 19th century house. 480 Centre Street also is significant for its association with the Curtis family whose extensive landholdings in the area date to 1722 when Samuel Curtis purchased 20 acres of land bordering on Jamaica Pond.

- 5) Solomon Goldsmith House. 526 Centre Street, c. Goldsmith Place by 1806. (JP 49)

Qualifies as one of a handful of federal houses remaining in Jamaica Plain. 526 Centre Street, a 5-bay, street facing, central entry, gable roofed house with Greek Revival side porches remains in a good state of preservation and was the long-time residence of Jamaica Plain butcher Solomon Goldsmith whose slaughter house, by mid-century, was located at the foot of the lane which ran off of Centre Street along-side of his house.

- 6) Charles Q. Hill House. 12 St. John Street. After 1849, by 1858. (JP 231).

Qualifies as a substantial and architecturally distinguished central entry Italianate house with scored boarding, and retains some of its character of a mid-19th century estate house through its large lot siting and very deep set-back from the street. Built for Boston merchant Charles W. Hill, 12 St. John Street originally occupied, with the earlier Greek Revival family house at 602 Centre, a large tract which stretched from Centre Street almost to Chestnut Avenue and by the 1880's still included 309,190 square feet.

- 7) Parsonage. St. John's Episcopal Church. 17 St. John Street. After 1849, by 1856. (JP 232)

Eligible as a well maintained barge-boarded Gothic Revival Residence that originally served as the parsonage of the old frame Gothic Revival John's Episcopal Church, now replaced by the stone church at Roanoke and Revere Streets on Sumner Hill. 17 St. John also qualifies as one of the few remaining intact examples of frame Gothic Revival residential architecture in Jamaica Plain. Between 1874 and 1884, the house was moved somewhat northerly from its original site adjacent to the old church.

- 8) 44 School St. 1851 (JP 235)

Qualifies as well preserved frame Greek Revival/Italianate Cottage with side hall plan, 3-bay main facade, lable moldings and unusual entrance "canopy" with pendants. Original owner was Joseph Byron, leather merchant. For many years it was the home of Lovel Maxwell, mason.

9. 106 Forest Hills St. c. 1867 (JP 111)

Considered eligible as intact, well crafted Italianate mansard house. Built for Boston stockbroker Aaron D. Weld.

10. 32 Sigourney Road. c. 1880 (JP 247)

Eligible as important example of Queen Anne-Stick style. House characterized by asymmetrical massing, contrasting surface textures (clapboards and wood shingles), well crafted entrance porch, inset panel with bold scroll carving. Built for Samuel Hastings, a local painter, c. 1880.

11. 64 Sigourney Road. c. 1884-1890 (JP 248)

Considered eligible as early example of Colonial Revival style in Boston area domestic architecture. Features highly symmetrical 6-bay main facade with projecting Tuscan Columned entrance porch, 8/8 wood sash windows, hip roof. Constructed at some point between 1884 and 1890 for Francis A. Peters, president of the Webster National Bank.

12. 50 Atherton St. 1895-1896 (JP 21)

Qualifies as well detailed example of a Queen Anne-Colonial Revival 2-family house. Built for Boston insurance and real estate agent Roswell S. Barrows. Designed by John P. Campbell, architect of numerous late 19th century Jamaica Plain multi family residences.

13. 276 Amory St. 1896 (JP 502)

Eligible as handsome, unusual example of Adamesque Revival architecture. Said to have been built to house a German Club. Pedimented and pilastered main facade features panels with delicately carved images of musical instruments. In 1918 it became the headquarters of the Jamaica Plain Neighborhood Association House which was dedicated "to the education and improvement of the working people of the community".

14. 509 Centre. ca. 1880's. (JP 57)

Considered eligible as an intact example of a large frame Queen Anne residence, important for its association with the Curtis family, who owned and operated a farming enterprise in Jamaica Plain. Members of the Curtis family owned property and lived in Jamaica Plan from the early 18th century into the 20th century into the 20th century. The Curtis produce stand was in operation at Fanueil and later Quincy Markets for over a century. This 1880's house apparently surrounds one from the previous century.

15. 991 Centre. (JP 62) and;

16. 1011 Centre. (JP 63)

Two wood-frame, Federal style hipped roof dwellings, which qualify as rare examples of this architectural period. These two houses and substantial amounts of land around were acquired by Boston merchant John J. Dixwell in the mid-19th century. Henry Lowder, a Roxbury victualler, sold his 11 acre farm which included a dwelling house to Dixwell in 1849. During the 18th century, John Lowder had lived here. Either or both of the houses may date from the 18th century.

17. 1085 Centre. ca. late 18th century. (JP 65)

Qualifies as a rare surviving Federal style frame house (with Greek Revival and Mansard alterations), which appears to pre-date 1796, when Gulliver Winchester acquired a farm here. Later, Jabez Lewis and William Winchester jointly owned this house with a 62 acres farm (see also 1090 Centre).

18. 1090 Centre. ca. late 1820's. (JP 56)

Considered eligible as an intact example of a late Federal style woodframe residence. This land was part of an approximately 62 acre farm held in common by Jabez Lewis and William Winchester (both Roxbury victuallers) from 1806 to 1822 (see also 1085 Centre). Lewis became sole



owner of about 2 acres, a slaughter house, and other buildings here in 1822.

19. 28-30 Lakeville Rd. ca. 1842-1845 (JP 157a)

Qualifies as a good example of Italianate style frame residential architecture, built by Roxbury housewright Charles R. Draper and purchased in 1845 by Franklin Greene, Jr., a Roxbury merchant who later became president of Prescott Insurance Co.

20. 63 May St. (JP 166)

Considered eligible as a frame Italianate style house (with some alterations), important for its historical association with the May family, early and prominent residents of Jamaica Plain. Their connection with this area extended from the late 18th into the 20th century.

21. 180 Moss Hill. ca. 1855-1874. (JP 171)

Qualifies as a substantially intact frame Italianate style residence. Sited on Moss Hill, this structure was built on land purchased by Mrs. Mary Nichols (over 6 acre) in 1855 from John J. Dixwell's properties. With its large lot and wooded area to the east, the house provides evidence of Moss Hill's 19th century appearance as the site of large estates.

22. 22 Orchard By 1874. (JP 181)

Qualifies as a substantial, attractive frame Mansard Style residence, having a high degree of intactness.

23. 45 Orchard. By 1872. (JP 182)

Considered eligible as an intact, well-detailed frame Mansard Style house. It had become the home of Frank W. Reynolds in 1872, when Reynolds purchased it from Benjamin F. and Adeline Wing. She had inherited the land from her father, George Hallet, who had a large estate with house on Centre St.

24. 57 Orchard. ca. 1859-1874. (JP 183).

Qualifies as a good example of a frame Italianate house of the side-gable, 3-bay front facade type. Original owners of the house were Adeline & Benjamin F. Wing, who sold the house in 1874 to Isabella D. Rogers. The land had been part of the George Hallet estate (father of Adeline Wing).

25. 96 Rockwood. ca. late 1850's-early 1870's. (JP 227)

Considered eligible as a substantial, intact stone Victorian Gothic country house. The residence was built for Boston merchant Abel Adams and became the home of lawyer Richard S. Stearns by 1890. Of particular note are the extensive, wooded grounds which still surround the house.

26. 32 Woodland. ca. 1890's. Edmund M. Wheelwright, architect. (JP 268)

Qualifies as a distinguished example of Shingle Style residential design, by a prominent Boston architect. The land had been part of the huge Jonathan Ingersoll Bowditch estate by the 1870's, and by the late 1890's this property (including the house) were owned by Alfred Bowditch.

27. 701-705 Centre. 1888. George A. Cahill, architect. (JP 400)

Qualifies as a distinguished Romanesque Revival brick and brownstone commercial building. The structure was built for William F. Fallon, a fish and oyster dealer, and the corner store was leased upon completion to Charles B. Rogers and Linville H. Smith's apothecary business. Smith was later owner of the building.

28. Washington Street Elevated, South of Dudley Station. 1905-12. (JP ), (Determined eligible for listing).

The Washington Street Elevated south of Dudley Station including the stations of Green, Egleston, and Forrest Hills is significant as part of that entire elevated system and as a distinct and separately designed engineering complex. The entire system, built within a span of 13 years, is one of the most complete examples of a disappearing style of transit architecture and engineering extant. Only two or three elevateds remain in the United States. Though simpler in design and construction than the portion north of Dudley, this portion illustrates an important evolution in engineering to serve a continuing function. Additionally the stations reflect the influence of important architects including Alexander Wadsworth Longfellow and Robert Peabody.

### Further Study

1. Home for Aged Couples. (now Elizabeth Carlton Home for the Elderly).  
1910. John A. Fox, architect (JP 509)

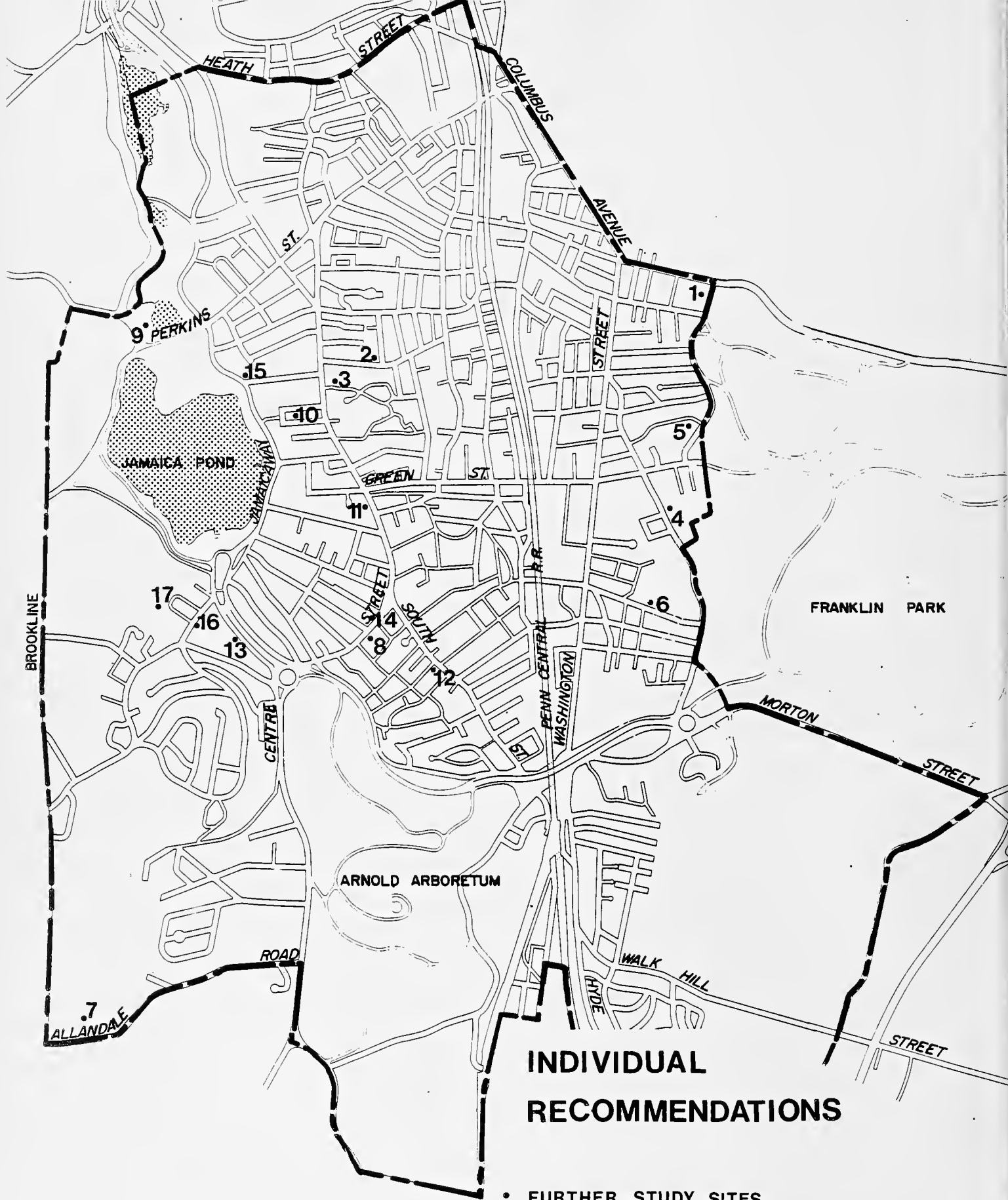
Architecturally notable brick and limestone institutional building retaining much of its original appearance and remaining a distinguished example of large scale Jacobethan style design. Additional research is required to learn more about the history and significance of the Home for Aged Couples and to collect biographical material on Dr. Elizabeth Carlton.

2. 38 Spring Park Avenue, corner Adelaide. 1893/4. James Murray,  
architect (JP 255)

Substantial 1890's house impressively sited and displaying full-blown Colonial Revival stylistic features including classically detailed bowed wrap-around porch. Additional research is needed on the house's designer, Roslindale architect James Murray, on T. Burton Kinraid, the original owner and occupant of the building, and on Kinraid's Spring Park Laboratory, an electrical workshop that was housed at 38 Spring Park Avenue into the 1920's.

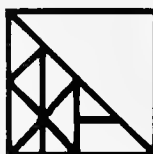
3. 20 Robinwood Avenue. By 1850. (JP 222)

A squarish plan central entry 3 by 3 bay high-style Greek Revival house apparently built for Boston merchant Kilby Page and closely resembling Roxbury's Guild House formerly at 2595 Washington Street, now demolished. 20



## INDIVIDUAL RECOMMENDATIONS

• FURTHER STUDY SITES



Robinwood has been moderately altered through the blocking-up of the former main entry and by the use of asbestos siding. Further study is recommended to determine the extent of the house's retention of its original materials and detailing which may survive under later remodelling and re-siding.

4. M. Denman Ross estate. 146 Forest Hills St. c. 1865 (JP 112)

Together with its extensive grounds and out buildings this Italianate house provides glimpse of a mid 19th century Jamaica Plain country estate. For many years it was the residence of M. Denman Ross.

5. Margaret A. Huntington House. 58 Robeson St. 1886 (JP 219)

Attractive Queen Anne House with distinctive gambrel roof, corner tower and street facing porch. Built on one of lots carved out of the George Richardson estate for a Margaret A. Huntington in 1886.

6. Thomas Minton's stables. 104 1/2 Williams St. 1891 (w/later additions and subtractions)

Apparently built as horseback riding facility for Franklin Park. Stables built for Thomas Minton beginning in 1891. Noteworthy for unusual mortise and tenon log construction.

7. Allandale Rd. near Elwell. (Brandegge estate stables). ca. 1900. (JP 3)

These two handsome stable buildings, one frame and one brick, are part of the huge Brandegge estate, which extends into Brookline. The residence, a

large brick structure, is also in Brookline. Cooperative protection measures between the two cities should be investigated to insure preservation of the buildings and open space.

8. 812-814 Centre St. pre-1810. (JP 53)

A wood frame Federal style, 5-bay residence with hipped roof. In 1810 it was sold by William Lovering (of Boston) to John Prince, Jr. (of Roxbury) along with over one acre of land.

9. 241 Perkins St. 1863, 1920's. (JP 200)

Though the property known as the Cabot Estate has suffered from demolition of two important dwellings (the Stick Style "Nutwood" and Shingle/Colonial Revival Style "Oakwood") the Stick Style house built for Quincy A. Shaw in 1863 still stands, with 1920's Period Revival additions/alterations. A frame stable/garage associated with the house also remains (in deteriorating condition), as does the brick and frame Peabody house (19th c.; 1920's alterations) which is now used for office space. Low-rise contemporary design condominium development of the site is underway.

10. 7-17, 23-33 Lakeville Rd., 6-16, 24,30 Beaufort. (corner of Centre St.) 1905, 1908. Benjamin Fox, Inc., builder. (JP 158)

"Lakeville Terrace" and "Beaufort Terrace" are two handsome, 3-story well-detailed brick and brownstone apartment blocks, with Richardsonian Romanesque ornamentation. They were originally owned by Ella C. Adams, whose estate had been nearby.

11. 659 Centre. Fire House. ca. 1874. (JP 506)

Panel brick style engine house of 2 stories with ground-floor granite piers, and 4-story practice tower. The front facade is now obscured by metal and glazed brick alterations.

12. South St. at St. Joseph St.: St. Thomas Aquinas Catholic Church.

1873. Patrick C. Keeley, architect. (JP 525)

Red brick with stone trim Gothic Revival church, designed by noted church architect Keeley. The present twin towers are later alterations; originally a single tower projected from the south/east front corner.

13. 61 Arborway. ca. 1897 (JP 16)

This large, flamboyant, romantic brick and stone residence is architecturally unique in Jamaica Plain with its fortress-like appearance. It provides a prominent visual landmark on the Arborway, and was built for Isabella May Carter and her husband Thomas W. Carter.

14. 801 Centre/6 Holbrook. 1894. Cornelius A. Russell, architect. (JP 60)

An unusually handsome, well-detailed Queen Anne/Shingle Style "double" triple-decker frame dwelling. Owner of the property by 1896 was Samuel J. McDougall, a Jamaica Plain dentist.

15. 55 Lochstead and 61 Lochstead. 1907. Bowditch and Stratton, architects. (JP 164)

Two "mirror" shingle and stone Bungalow Style dwellings which are particularly well-executed examples of the style for Jamaica Plain. 61 Lochstead was built for Minnie L. and B. Ramseyer, and 55 Lochstead for Henrietta F. Ramseyer.

16. 242 Pond. pre-1859. (JP 206)

This well-preserved frame Italianate style house was built by 1859, when owned by "S. Heath." It was included in the large Capt. Charles Brewer estate by 1874.

17. 37 Pond Circle/21 Billings Ln. 1901. Peabody & Stearns, architects. (JP 211)

A large, handsome frame Queen Anne/Classical Revival stable converted to residential use. It was built for Elizabeth G. Rice, whose estate in 1901 included over 212,000 sq. ft. The corresponding house no longer stands.



## Historic Inventory Map Coding System - Boston

1. City is divided into the following districts, note abbreviations. A capital letter or pair will always precede a number for coding.

EB	-	East Boston	SB	-	South Boston
C	-	Charlestown	JP	-	Jamaica Plain
N/W	-	North End/Waterfront	R	-	Roxbury
BB	-	Back Bay	D	-	Dorchester
BH	-	Beacon Hill	RD	-	Roslindale
SC	-	Bay Village/Chinatown	WR	-	West Roxbury
FK	-	Fenway/Kenmore	HP	-	Hyde Park
AB	-	Allston/Brighton	GC	-	Government Center/North Station
MH	-	Mission Hill	WE	-	West End
SE	-	South End	CBD	-	Central Business District

2. Numerical system is divided into the following use categories. (MHC code is the underlying structure here with additional breakdowns to deal with the large number of structures in the City).

### Buildings 1-799

Further broken down into:

- Residential 1-399

(including all types of residential structures, apartments, out buildings, such as carriage houses, barns, stables, and garages)

- Commercial 400-499

(including retail, office, bank, gas stations, fast food, auto repair, super markets, shopping center, hotel, theatre, combined commercial/residential)

- Institutional 500-699

(including church, school, municipal, hospital, nursing home, club, R.R. station, civic, stadium)

- Manufacturing 700-799

including manufacturing, lofts, factory warehouse, mill

### Cemetery 800-899

### Structures, Parks, Monuments, Markers 900-999

(including bridge, canal, dam, tunnel, road/path, windmill, fort, standpipe, marker/tablet, statue, fountain, milestone, parks, benches, training fields, clocks)

### Streetscapes 1000-X

3. Example of how to use system

D159 - reflects a residential structure in Dorchester  
H900 - reflects a bridge in Hyde Park  
H371 - reflects a commercial structure in Hyde Park



ADDRESS 169 Amory St COR. Atherton Street  
and 62 Atherton St.  
 NAME St. Andrews Methodist Church German  
present original Methodist  
Church

MAP No. 18N/9E SUB AREA Egleston Square

DATE 1899/1900 Building Permit  
source

ARCHITECT Jacob Luippold Building Permit  
source

BUILDER Guy W. Mitchell Building Permit  
source

OWNER Methodist Episcopal  
Congregation  
original present

PHOTOGRAPHS JP 20. 1/6\*, 2/1\*, 2/4-83



TYPE (residential) single double row 2-fam. 3-deck ten apt.  
 (non-residential) Church

NO. OF STORIES (1st to cornice) 1 plus tower  
Gable, front (Amory St.)  
 OF gable, side; cupola --- dormers ---

Parish hall: hipped  
 MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl  
 (Other) brick stone GRANITE concrete iron/steel/alum.

DESCRIPTION Small scale, central cross plan, irregularly cut rock-faced granite late Victorian Gothic church with entry in 3-story square corner tower with dormered pyramidal roof ornamented with four peaked roof square turrets. Granite, hipped roof, parish hall/Sunday School attached at Atherton Street front adjacent to single-story tower-like bay also with peaked roof and, as on corner tower, peaked roof square turrets. Amory and Atherton facades display trio of pink granite trimmed pointed arch windows with stained/leaded glass--  
 INTERIOR ALTERATION minor moderate drastic primarily non-figurative.

CONDITION good fair poor LOT AREA 6932 sq. feet

NOTABLE SITE CHARACTERISTICS On corner site. <sup>SUNDAY SCHOOL</sup> Parish hall now used for offices of Ecumenical Social Action Committee. Near former Railroad right of way.

#### SIGNIFICANCE (cont'd on reverse)

Architecturally distinguished Victorian Gothic church originally associated with the sizeable German community living in the neighborhood around Egleston Square, and notable, in particular, as a major work of Jamaica Plain architect Jacob Luippold.

(Map)

Moved; date if known \_\_\_\_\_

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	<u>x</u>
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

First listed in local directories in the mid-1870's, in 1874, Luippold lived on Grove Street in Jamaica Plain and was employed as a carpenter. During the next 15 years, Luippold moved around and lived in Eggleston Square, near Forest Hills, and on Spring Park Street. By the 1890's, he had settled at 89 Mozart Street where he remained until his death at 72 years of age on November 20, 1917. Around 1890, Luippold's directory listings describe him as an architect. His son --John M., also was an architect and practised, during the '90's through the 1910's, out of an office at 1140 Columbus Avenue, Roxbury.

During the late 1880's and through the '90's, Luippold enjoyed an active architectural practice which apparently was predominantly concerned with triple decker housing in Jamaica Plain & Roxbury. Included in his work is the handsome 3-family at 188 Chestnut Avenue, (see form for) the group of three and six-family houses at 127 and 129-31 Paul Gore (see form for), the double 2-family at 152 Chestnut, and the single family Queen Anne residence at 14 Sheridan Street (see form for).

Preservation Consideration (accessibility, re  
for public use and enjoyment, protection, uti



Bibliography and/or references (such as local  
records, early maps, etc.)

Building Permit: May 11, 1899.

Bromley Atlases, Roxbury, 1884, 1895, 1899, 1906, 1915.

Architectural Archive. Boston Public Library (art dept); Luippold.

Boston Directories: 1874-1917; Jacob Luippold.

<u>Colonial</u> (1-30-1775)	<input type="checkbox"/> #918	<u>Chateausque/</u> <u>Norman</u> (1890-1905)	<input type="checkbox"/> #916
<u>Federal</u> (1790-1830)	<input type="checkbox"/> #930	<u>Beaux Arts</u> (1890-1915)	<input type="checkbox"/> #941
<u>Greek Revival</u> (1830-1855)	<input type="checkbox"/> #931	<u>Georgian or</u> <u>Colonial Revival</u> (1890-1930)	<input type="checkbox"/> #917
<u>Gothic Revival</u> (1840-1860)	<input type="checkbox"/> #919	<u>Federal Revival</u> (1900-1920)	<input type="checkbox"/> #942
<u>Italianate</u> (1845-1885)	<input type="checkbox"/> #904	<u>Modern Gothic</u> (1890-1940)	<input type="checkbox"/> #945
<u>High Victorian</u> <u>Gothic</u> (1860-1890)	<input type="checkbox"/> #906	<u>Jacobethan</u> (1895-1930)	<input type="checkbox"/> #962
<u>Mansard</u> (1860-1890)	<input type="checkbox"/> #933	<u>Classical</u> <u>Revival</u> (1895-1930)	<input type="checkbox"/> #947
<u>Stick Style</u> (1870-1880)	<input type="checkbox"/> #911	<u>Mediterranean/</u> <u>Mission</u> (1900-1930)	<input type="checkbox"/> #927
<u>Queen Anne</u> (1870-1900)	<input type="checkbox"/> #907	<u>Bungalow</u> (1900-1930)	<input type="checkbox"/> #939
<u>Romanesque</u> <u>Revival</u> (1875-1895)	<input type="checkbox"/> #909	<u>Early 20th Century Commercial</u> <u>Tapestry Brick</u> (1910-1940)	<input type="checkbox"/> #935
<u>Shingle Style</u> (1880-1900)	<input type="checkbox"/> #913	<u>Art Deco/</u> <u>Moderne</u> (1925-1940)	<input type="checkbox"/> #936
<u>Renaissance</u> <u>Revival</u> (1885-1930)	<input type="checkbox"/> #914	<u>International</u> <u>Style/Modern</u> (1927-	<input type="checkbox"/> #963
<u>Victorian/Industrial</u> <u>Commercial Style</u> (1885-1905)	<input type="checkbox"/> #912	<u>Contemporary</u> <u>Suburban</u> (1940-	<input type="checkbox"/> #964

Residential  
 unmarked, single family  
 2F: two family  
 3D: triple decker  
 A: apartment  
 Gar: garage  
 Barn: stable or  
 carriage

Institutional  
 Ch: church  
 Sc: school  
 Mp: municipal  
 (police, fire,  
 library, etc.)  
 H: hospital, nursing  
 home  
 Cb: club

Building Materials  
 (b) brick  
 (s) stone  
 (so) stucco  
 (m) metal  
 (co) concrete  
 (gl) glass

Commercial  
 R1: retail store  
 (1-2 stories)  
 O : office, bank  
 qs: gas, fast food

Manufacturing  
 M: manufacturing  
 W: warehouse

VAC: vacant  
 //// drastically  
 altered



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KEVIN H. WHITE, MAYOR

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